

**1.1** Flurring shall be set out exactly as shown on the drawing, and measured from existing level points. Curved lines shall be set out using a total station or a similar instrument. The junction between concrete and concrete curbs shall be cut from a smooth and finished face. Check that all setting out conforms to the plan before calibration and setting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.

**1.2** All planting beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and path edges and floor boundaries. With narrow beds between walls and path edges, ensure that the bed has space free from existing building details and is not adjacent to a wall. Ensure that the landscape contractor shall contact the architect to ensure that the planting bed is not adjacent to a wall or path edge. The width of all beds will be checked by the landscape architect and when the width is not as shown, the contractor shall not cultivate them to the specified width at their expense.

**1.3** Ground preparation

**2.1** Pre-planting herbicide application - Apply by suitable spraying machine, an approved translocated systemic herbicide to the manufacturers instructions and the 1987 Control of Pesticides Regulations and 2002 COSHH regulations. If any weeds are present, it is essential to ensure that the herbicide is applied to the weeds and not to the surrounding area. The herbicide shall be applied to the weeds and not to the surrounding area. The herbicide shall be applied to the weeds and not to the surrounding area.

**2.2** Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from large stones (over 50mm diameter), all being free from weeds and having less than 2% clay. Allow for possible compaction of topsoil. Fertilise with 150g per square metre of Hortbase CDF 15-15-15 slow release fertiliser. Manufacture and apply a 100mm topsoil layer to the existing topsoil. The topsoil shall be applied to the existing topsoil. The topsoil shall be applied to the existing topsoil.

**2.3** Determine before submitting a tender, the extent of support from the site manager with ground preparation works. All setting out shall be checked and approved by the site manager. All setting out shall be checked and approved by the site manager. All setting out shall be checked and approved by the site manager.

**2.4** Strip ground that is shown to be better than that which is being replaced to a topsoil level of 150mm. The topsoil shall be applied to the existing topsoil. The topsoil shall be applied to the existing topsoil.

**2.5** Imported topsoil (where specified and sanctioned by the engineer) for making up ground, shall conform to BS 3882:2015, and be free from stones (over 50mm diameter), concrete, wire, rock, and have less than 2% clay. Soil shall be tested for pH and heavy metals. Representative samples shall be taken from the ground to a maximum depth of 100mm. Supporting struts will be fixed to the inside of the barrier to ensure maximum rigidity.

**3.0** Planting

**3.1** All planting must be carried out in accordance with the landscape architect's instructions and the 1987 Control of Pesticides Regulations and the 2002 COSHH regulations. All planting must be carried out in accordance with the landscape architect's instructions and the 1987 Control of Pesticides Regulations and the 2002 COSHH regulations.

**3.2** No substitutions will be accepted without the prior approval of the landscape architect. The contractor shall replace at once at his own cost any stock which is damaged, lost or found to be defective. The contractor shall replace at once at his own cost any stock which is damaged, lost or found to be defective.

**3.3** All plants, herbaceous plants, vines and treecrops shall be delivered on planting to 20 litres per square metre. All plants, herbaceous plants, vines and treecrops shall be delivered on planting to 20 litres per square metre.

**3.4** All paths and edges shall be set out properly to lines and radii, with all corners marked on the ground using pointed pegs and string or site marker paint, achieving flowing natural lines. Setting out shall be agreed with the landscape architect and subsequently the landscape architect.

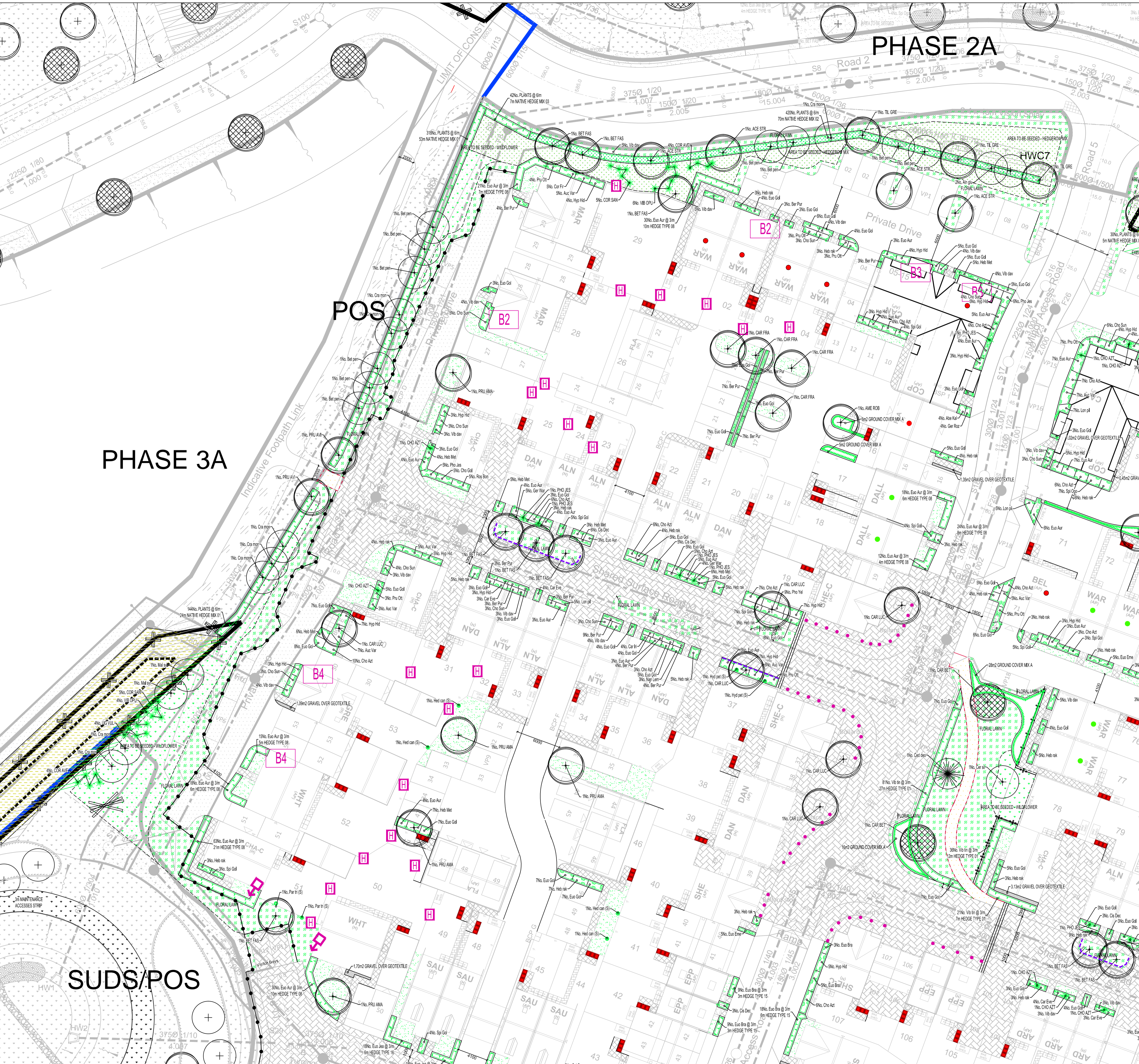
**3.5** All hard surfaces shall be constructed after suitable base courses have been laid, taking full account of soil conditions, soil types and subsurface. The indicative depths of base courses are minimum depths assuming suitable substrate conditions.

**3.6** All work shall be finished to a standard that is acceptable to the landscape architect. The contractor shall be responsible for the removal of all galvanizing sludge (Zn) to the concrete substation of the Landscape Architect. The contractor shall be responsible for the removal of all galvanizing sludge (Zn) to the concrete substation of the Landscape Architect.

**3.7** All work shall be finished to a standard that is acceptable to the landscape architect. The contractor shall be responsible for the removal of all galvanizing sludge (Zn) to the concrete substation of the Landscape Architect.

**3.8** All work shall be finished to a standard that is acceptable to the landscape architect. The contractor shall be responsible for the removal of all galvanizing sludge (Zn) to the concrete substation of the Landscape Architect.

**3.9** All work shall be finished to a standard that is acceptable to the landscape architect. The contractor shall be responsible for the removal of all galvanizing sludge (Zn) to the concrete substation of the Landscape Architect.



# PHASE 2A

# PHASE 3A

- PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.**
- PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.**
- PROPOSED EXTRA HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.**
- SHRUB AND HERBACEOUS PLANTING, INCLUDING BIOGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION); SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.**
- GROUND COVER PLANTING IN MIXES, INCLUDING BIOGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION); SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.**
- HEDGE PLANTING, INCLUDING BIOGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION); REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES; SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.**
- REPLACEMENT HEDGES, INCLUDING BIOGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION); REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES; SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.**
- HEDGE PLANTING, INCLUDING BIOGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION) INCLUDING PLANTING PLANTS, TREES AND BARK MULCH (ACCORDING TO SPECIFICATION); REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES; SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.**
- WASHED, ROUNDED, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES, LAD OVER COVERTEXT OVER LIGHTLY CONSOLIDATED SUBGRADE.**
- FLOOR LAMN MIX, REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.**
- CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN; SEE SPECIFICATION NOTES B4, C4 AND 5.1.**
- WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.**
- WILDFLOWER HEDGEROW MIX SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.**
- CLIMBING SHRUB IN SHRUB BEDS, GRASS/ GRAVEL OR IN PITTS IN GRASS/AREAS, SPECIMEN SHRUBS IN GRASS/AREAS MEASURED SEPARATELY BY SCHEDULE OF QUANTITIES; SEE SPECIFICATION NOTES A1, B1-1, C1-3, D1-2 AND E1.**
- SPECIMEN SHRUBS IN SHRUB BEDS OR PIT PLANTED IN GRASS/AREAS, SPECIMEN SHRUBS IN GRASS/AREAS MEASURED SEPARATELY BY SCHEDULE OF QUANTITIES; SEE SPECIFICATION NOTES A1, B1-1, C1-3, D1-2 AND E1.**
- EXISTING TREE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1 IF PREPARED. SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.**
- EXISTING VEGETATION GROUP OR HEDGE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1 IF PREPARED. SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.**
- AREA TO BE RETAINED GROUND FLORA**
- 0.6M HIGH KNEE RAIL AS PER ARCHITECTS PROPOSALS**
- BITUMEN MACADAM FOOTPATHS AND HARDSTANDINGS WITHIN OPEN SPACE AREAS, WITH TOPPED POCC EDGING, ALL LAD FINISH ALL TO FALLS / CROSS FALLS OR SIMILAR AND APPROVED.**
- 4M BUFFER ZONE FROM CENTRELINE OF EXISTING HEDGES**
- B1 SCHWEGLER 1SP HOUSE SPARROW TERRACE. AVAILABLE FROM NHBS TEL: 01903 865913 OR SIMILAR AND APPROVED. INSTALLED UNDER EAVES FACING NORTH OR EAST, OR SIMILAR AND APPROVED.**
- B2 SCHWEGLER 8HS SWIFT BOX. AVAILABLE FROM NHBS TEL: 01903 865913 OR SIMILAR AND APPROVED. INSTALLED UNDER EAVES FACING NORTH OR EAST, OR SIMILAR AND APPROVED.**
- B3 SCHWEGLER KESTREL NEST BOX 2B. AVAILABLE FROM NHBS TEL: 01903 865913 OR SIMILAR AND APPROVED. INSTALLED UNDER EAVES FACING NORTH OR EAST, OR SIMILAR AND APPROVED.**
- B4 SCHWEGLER 8HS NEST BOX. AVAILABLE FROM NHBS TEL: 01903 865913 OR SIMILAR AND APPROVED. INSTALLED UNDER EAVES FACING NORTH OR EAST, OR SIMILAR AND APPROVED.**
- INTEGRATED ECO BAT BOX. AVAILABLE FROM NHBS TEL: 01903 865913 OR SIMILAR AND APPROVED. INSTALLED UNDER EAVES FACING DIRECTION AS SHOWN ON PLAN, OR SIMILAR AND APPROVED.**

**LANDSCAPE PROGRAMMING**

**DUO TO NATIONAL PLANT SHORTAGE, PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL.**

NO.	DATE	DESCRIPTION	BY	REV.
1	12/01/21	ISSUED FOR TENDER	JBA	1
2	12/01/21	REVISED TO INCLUDE COMMENTS FROM ARCHITECTS	JBA	2
3	12/01/21	REVISED TO INCLUDE COMMENTS FROM ARCHITECTS	JBA	3
4	12/01/21	REVISED TO INCLUDE COMMENTS FROM ARCHITECTS	JBA	4

**CLIENT:** PERMION HOMES SUFFOLK

**PROJECT:** PHASE 2A

**DATE:** 12/01/21

**SCALE:** 1:250

**DATE:** FEBRUARY 2021

**DWG NO.:** JBA 1932140

**REV.:** E

**JAMES BLAKE ASSOCIATES**

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LANDSCAPE ARCHITECTURE • ARBORICULTURE • ECOLOGY

**GENERAL NOTES**

**ALL DIMENSIONS IN MILLIMETRES**

**DO NOT SCALE OFF THIS DRAWING**

**ALL DIMENSIONS TO BE CHECKED ON SITE**

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