

LL489 FITZJOHN'S AVENUE - SOFT WORKS SCHEDULE - EMPLOYERS REQUIREMENTS

PEGASUSLIFE

18 March 2016



LL489 FITZJOHN'S AVENUE - SOFT WORKS SCHEDULE
PLANTING NOTES

Note

- The following items are to be carried out under the main construction contract:
- Tree removal works as Drg. No. LL489-400-0071.
 - Tree surgery to existing trees as Drg. No. LL489-400-0071.
 - Erection of protective fencing for existing trees to be retained as Drg. No. LL489-400-0071.
 - Construction of tree pits and tree planting as Drg. No. LL489-400-0074.
 - Excavation and carting material away for preparation of planting beds as detailed within Growing Medium Formation Plan.
 - Spread of new topsoil, to comply with BS 3882, as detailed within Drg. No. LL489-400-0061 Growing Medium Formation Plan.
 - Testing of existing subsoil to ensure it complies with BS 8601 (areas of new planting). Any additional subsoil that may be required must comply with BS 8601 Specification for subsoil and requirements for use.
 - Planting of all shrubs, climbers, herbaceous plants, and areas of grass.
 - Mulching of beds following planting.
 - Reinstatement of existing hedges, miscellaneous planting or areas of grass that may be retained in agreement with the Employer.
 - Any areas of grass to be retained are to be maintained for the duration of the works as a close mown sward. Any existing hedges to be retained are to be clipped as required to retain overall form.

PegasusLife requirements for all planting is to achieve a ‘show garden’ standard. Planting is fundamental to the quality of the finished product and as such the highest standards of materials, workmanship and finish will be expected. This written ‘Soft Works Schedule’ is to be read in conjunction with Drg. No. LL489-400-0081 General Arrangement - Planting Plan. The Contractor is to price upon the plant species, densities and numbers provided within this schedule.

This written ‘Schedule Of Shrubs, Perennials, Climbing Plants Grassed Areas & Bulb Planting’ assumes that the opening date for the scheme will be during the summer months (May to August). Once the construction and hand-over programme has been agreed between the Contractor and Employer these planting proposals are to be re-appraised. The exact planting proposals must ensure an attractive and established planted environment at Practical Completion. Contractor programme to consider seasonal planting requirements to ensure an established planted environment at Practical Completion. Should Practical Completion be achieved during the winter months the detailed planting proposals must be modified by a Landscape Architect. Exact details of all soft landscape works to be confirmed with Employer once programmed completion date has been agreed.

- Contractor to prepare a Landscape Implementation Plan to be submitted to the Employer for approval prior to the commencement of on site works. This Landscape Implementation Plan must include:
- The identification of a Project Landscape Coordinator. This member of the Contractors on site team will be the principal point of contact between the Contractor & Employer and Will be responsible for planning the landscape works.
 - A programme of works for the procurement and installation of all trees, hedges, shrubs, climbing plants and grassed areas etc.
 - A Contractor programme which allows for the inspection and approval of all trees, hedges, shrubs and climbing plants at the nursery. All plants to be good examples of the species and to be approved by the Employer.
 - A Contractor programme which allows for all trees, hedges, shrubs and climbing plants to be selected and approved by the Employer at the nursery from a group of at least 200% of the required quantity. Representative photos of trees, hedges, shrubs and climbing plants to be provided prior to any nursery visit. Cost of all trees, hedges, shrubs and climbing plants to include travel expenses for nursery visits as necessary for the Employer to approve all selected species.
 - A Contractor statement on the feasibility of early installation of trees, shrubs, climbing plants and grassed areas to allow maximum possible period for the establishment of soft landscape works prior to hand over.
 - The identification of any temporary protection measures required to prevent other trades compacting areas of installed growing medium or damaging installed planting.
- A Contractor programme which allows for the removal of tree protection measures as set out within Drg. No. LL489-400-0071 and reinstatement of soft landscape areas affected by the removal works.
- The identification of procedures and documentation required for the Employer approval of all installed landscape works prior to Practical Completion. Contractor to ensure all works are ‘snagged’ and rectified by Contractors on site team prior to any requests for Employer approval of completed works.
 - Project Landscape Coordinator to monitor progress on site against programme with particular regard to seasonal restrictions of soft planting works. Contractor to liaise with Employer to ensure installed planting provides an attractive and established landscape setting at the time of Practical Completion.

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PLANTING NOTES cont

Note
Contractor to prepare a Landscape Management Plan to be submitted to and approved by the Employer in advance of Practical Completion. This Landscape Management Plan will set out the long-term design objectives, management responsibilities and long-term maintenance requirements for all tree planting, shrubs, climbing plants and grassed areas. It will set out any additional temporary planting works required should Practical Completion be achieved during the winter months. The Landscape Management Plan will provide a summary of all the maintenance operations required to ensure the successful establishment of all soft landscape works. This plan will form the basis for any agreements between the Employer and the Property Management Company that will maintain the site following the defects liability period set out within the construction Contract.
All plants to be a full and well formed example of its type, with fully established roots having been grown in the specified container for at least a full season. Landscape Contractor to approve any cutting back of flowering plants during the pre-delivery period.
Plant stock to comply with BS 3936 'Nursery stock. Specification for trees and shrubs'. Handling of plants to be undertaken according to The Horticultural Trades Association (HTA) National Plant Specification (including Appendix 1, 2 and 3). To also comply with the Landscape Institute and HTA guidance: The Committee for Plant Handling and Establishment Part 3 - 'Recommendations for Plant Handling from Delivery to Successful Establishment'.
All plants to be delivered on racks. Boxed / pallet stacked plants are not acceptable. To assist the on site setting-out each rack must contain a labelled plant that is a representative sample of the species.
Contractor to ensure that all planting areas are free draining, not compacted and suitable for the future planting requirements.
New topsoil areas to be graded so that they tie into proposed finished ground levels and existing topsoil areas to be retained. For details of topsoil refer to Drg. No. LL461-200-0051 Growing Medium Formation Plan.
All planting areas to be stone picked and raked following installation to the approval of the Employer and in advance of soft planting works.
Where planting beds are to be mulched finished level of topsoil to allow for future installation of nominal 70mm deep layer of bark mulch.
All planting beds to be mulched with 50-80mm depth ornamental grade bark mulch. Mulch to be 3 - 35mm particle size, less than 5% wood content, minimal dust and fines. Ph 4.5 - 5.5. Sourced from Pine, Douglas Fir bark. UK origin. FSC chain of custody certified.
All tree surgery work, including remedial measures, to be carried out to the approval of the Arboricultural Consultant and as set out within the Arboricultural Report produced by Tree Maintenance Ltd in October 2013; 'Tree Survey, Implications Assessment And Outline Protection Method Statement'.
Any decompaction of existing topsoil areas or Root Protection Areas affected by the works to be undertaken to the approval of the retained Arboricultural Consultant.

LL489 FITZJOHN'S AVENUE - SOFT WORKS SCHEDULE
TREES

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LL489 FITZJOHN'S AVENUE - SOFT WORKS SCHEDULE
AREA 1 - STREET FRONTAGE

Area Number **1**

Total Area m2 **217**

Species	Type	Stock	Note	% of area	Density	Qty
Achillea 'Credo'	Perennial	2L		8	8	139
Actaea matsumurae 'White Pearl'	Perennial	2L		7	9	137
Anemanthele lessoniana	Grass	2L		10	10	217
Anthemis tinctoria 'Sauce Hollandaise'	Shrub	5L		3	6	39
Atnyrium niponicum var. pictum 'Ursula's Red'	Fern	2L		6	7	91
Carex testacea	Grass	2L		9	9	176
Epimedium x youngianum 'Niveum'	Perennial	2L		8	7	122
Euonymus fortunei 'Emerald Gaiety'	Shrub	5L		3	6	39
Geranium Dreamland	Perennial	2L		7	8	122
Geranium sanguineum var. striatum	Perennial	2L		8	9	156
Hakonechloa macra 'Albovariegata'	Grass	2L		10	9	195
Hebe rakaiensis	Shrub	10L		4	3	26
Hebe 'Red Edge'	Shrub	10L		4	3	26
Hemerocallis 'Gentle Shepherd'	Perennial	2L		7	9	137
Ilex crenata	Shrub	50L		3	1	7
Knautia macedonica	Perennial	2L		5	8	87
Lamprocapnos spectabilis 'Alba'	Perennial	2L		6	9	117
Lavandula angustifolia	Shrub	5L		5	6	65
Matteuccia struthiopteris	Fern	2L		7	8	122
Stachys byzantina 'Silver Carpet'	Perennial	2L		4	8	69
Veronicastrum virginicum 'Album'	Perennial	2L		9	9	176
Refer to Planting Plan Drg No. LL489-400-0081				Total %	133	Total Qty 2263

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AREA 2 - REAR GARDENS PLANTING

Area Number 2
Total Area m2 308

Species	Type	Stock	Note	% of area	Density	Qty
Abelia x grandiflora	Shrub	10L		1	1	3
Agastache foeniculum	Perennial	2L		3	7	65
Anemanthele lessoniana	Grass	2L		5	8	123
Athyrium niponicum var. pictum 'Ursula's Red'	Fern	2L		5	8	123
Berberis thunbergii f. atropurpurea 'Harlequin'	Shrub	2L		2	2	12
Carex testacea prairie fire	Grass	2L		6	8	148
Cotoneaster horizontalis	Shrub	2L		2	4	25
Crocsmia x crocosmiiflora 'Lady Hamilton'	Perennial	2L		4	7	86
Dryopteris filix-mas	Fern	2L		5	6	92
Epimedium x youngianum 'Niveum'	Perennial	2L		5	8	123
Euonymus fortunei 'Emerald Gaiety'	Shrub	2L		3	4	37
Euphorbia Blackbird	Perennial	2L		4	6	74
Geranium Dreamland	Perennial	2L		3	6	55
Geranium sanguineum var. striatum	Perennial	2L		3	7	65
Geum 'Totally Tangerine'	Perennial	2L		2	7	43
Hakonechloa macra 'Albovariegata'	Grass	2L		4	8	99
Hamamelis mollis	Shrub	10L		1	2	6
Hebe 'Red Edge'	Shrub	5L		2	3	18
Hebe rakaiensis	Shrub	5L		2	3	18
Helleborus 'Anna's Red'	Perennial	2L		4	7	86
Hemerocallis 'Gentle Shepherd'	Perennial	2L		4	8	99
Hypericum x inodorum 'Elstead'	Perennial	5L		4	3	37
Hypericum hidicote	Shrub	10L		1	2	6
Ilex crenata	Shrub	50L	Clipped Dome	1	2	6
Lamprocapnos spectabilis 'Alba'	Perennial	2L		4	7	86
Liriope muscari 'Monroe White'	Perennial	2L		4	7	86
Magnolia 'Satisfaction'	Shrub	20L		1	1	1
Matteuccia struthiopteris	Fern	2L		6	7	129
Penstemon 'White Bedder'	Perennial	2L		4	6	74
Persicaria bistorta 'Superba'	Perennial	2L		4	7	86
Pinus mugo nana	Shrub	5L		3	3	28
Potentilla thurberi 'Monarch's Velvet'	Shrub	5L		3	4	37
Pyracantha Saphyr Jaune	Shrub	3L		2	1	6
Rodgersia pinnata 'Chocolate Wing'	Perennial	2L		4	7	86
Salvia nemorosa 'Caradonna'	Perennial	2L		4	6	74

Sarcococca hookeriana	Shrub	5L		2	3	18
Tricyrtis formosana 'Dark Beauty'	Perennial	2L		3	8	74
Veronicastrum virginicum 'Album'	Perennial	2L		5	6	92
Viburnum davidii	Shrub	10L		1	2	6
Vinca major	Perennial	2L		3	4	37
Refer to Planting Plan Drg No. LL489-000-0081			Total %	129	Total Qty	2373

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AREA 3 - COURTYARD

Area Number 3

Total Area m2 **15**

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LL489 FITZJOHN'S AVENUE - SOFT WORKS SCHEDULE
AREA 4 - EXTENSIVE BIODIVERSE ROOF

Area Number 4

Total lin m 478

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LL489 FITZJOHN'S AVENUE - SOFT WORKS SCHEDULE
AREA 5 - LOW MAINTENANCE SEDUM GREEN ROOF

Area Number **5**

Total Area m2 314

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LL489 FITZJOHN'S AVENUE - SOFT WORKS SCHEDULE
GENERAL ITEMS

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