
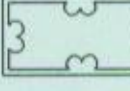
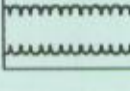
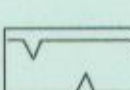

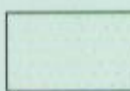
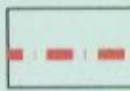
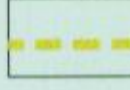


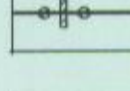
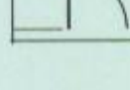
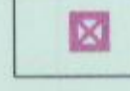


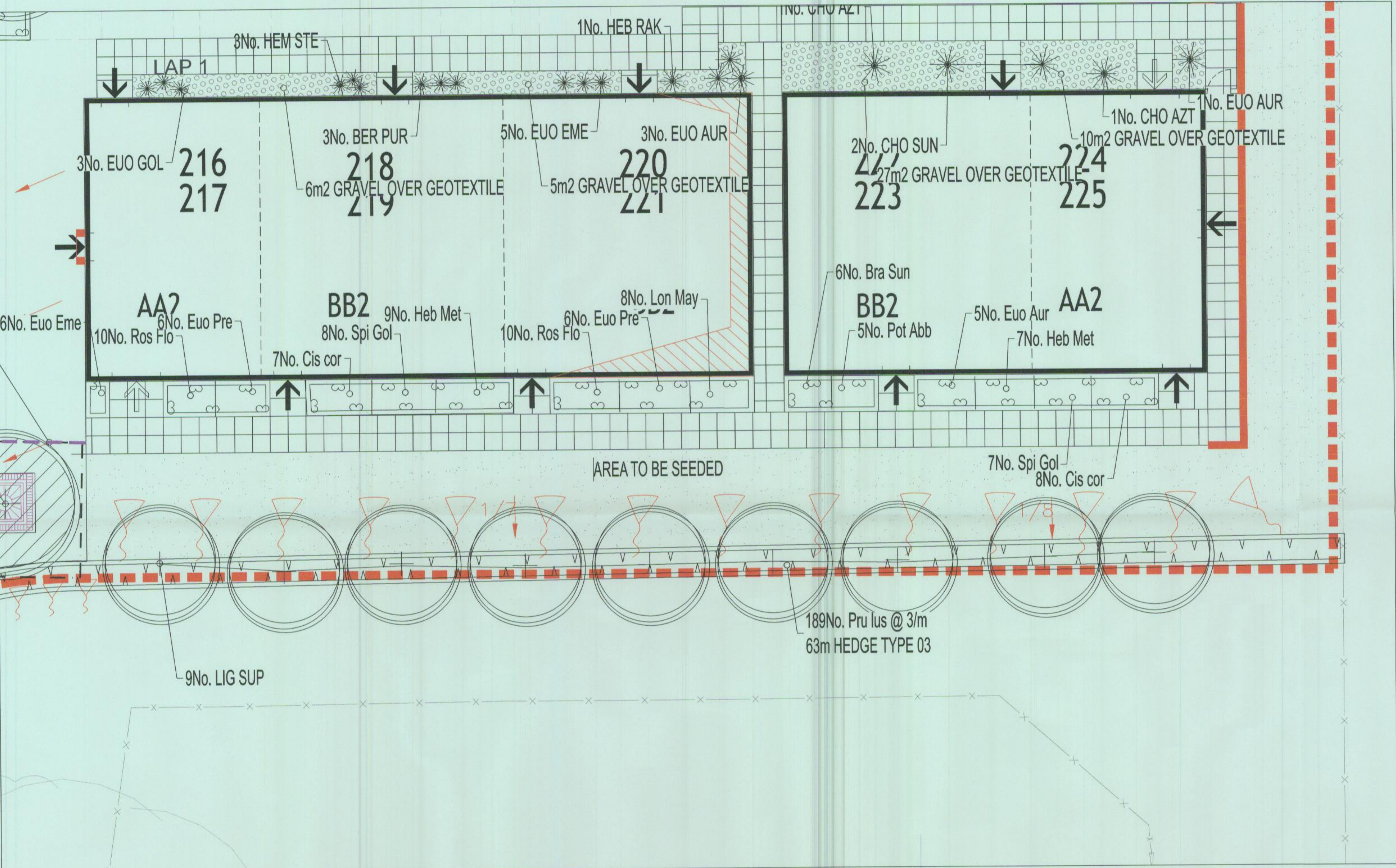
KEY

Soft Landscaping

-  PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
-  SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
-  GROUND COVER PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
-  HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, B5, C1-3, D1-2 AND E1.
-  CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.

Hard Landscaping

-  FOOTPATHS WITHIN OPEN SPACE AREAS AND PLAY AREA TO BE BITUMEN MACADAM TO ENGINEERS SPECIFICATION.
 -  PRE-CAST CONCRETE EDGING 50 x 150mm, SQUARE/FLAT TOPPED, LAID FLUSH TO SURFACE FINISH LEVEL.
 -  TIMBER EDGING TO BE LAID FLUSH WITH SURFACE FINISH LEVEL.
 -  WET POUR SAFETY SURFACE (BLUE), DEPTH TO ENGINEERS SPECIFICATION. AVAILABLE FROM PLAYSAFE SURFACES LTD TEL: 0161 975 6242 OR SIMILAR AND APPROVED.
 -  WET POUR SAFETY SURFACE (RED), DEPTH TO ENGINEERS SPECIFICATION. AVAILABLE FROM PLAYSAFE SURFACES LTD TEL: 0161 975 6242 OR SIMILAR AND APPROVED.
 -  BOW TOP RAILING, TO BE GALVANISED AND POWDER COATED BLACK, 900mm HIGH.
 -  SELF CLOSING STEEL GATE IN BLACK.
 -  "NO DOGS" SLAB 6600-001, 450 x 450 x 85mm, LAID FLUSH WITH ADJACENT SURFACING, AVAILABLE FROM PARAGON PAVING SIGNS AT WICKSTEED LANDSCAPES TEL: 01536 517028 OR SIMILAR AND APPROVED.
- NOTE
SEE SEPARATE EXTERNAL LAYOUT DRAWINGS (BY DEVELOPER) FOR SPECIFICATIONS AND ARRANGEMENT OF FENCING AND OTHER HARD WORKS



16/00055/Disc



GENERAL NOTES
 -ALL DIMENSIONS IN MILLIMETRES
 -DO NOT SCALE OFF THIS DRAWING
 -ALL DIMENSIONS TO BE CHECKED ON SITE
 (C)JBA CONSULTANCY SERVICES LTD 2016

FOR PLANT SCHEDULE REFER TO
DRAWING JBA 14/ 52-03

FOR DRAWING LOCATION
SEE JBA 15/42 04

LANDSCAPE PROGRAMMING
 DUE TO NATIONAL PLANT SHORTAGE: PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL.

A	27.01.2016	WD	DRAWING AMENDED TO LPA COMMENTS RECEIVED 18.01.2016 & 28.01.2016			
REV.	DATE	INITIALS	DETAILS			
CLIENT			DWG. TITLE			
LINDEN HOMES			DETAILED SOFT LANDSCAPE DETAIL FOR NORTHERN LEAP BOUNDARY			
SITE						
KINGSMERE, BICESTER						
DRG BY	CHECKED	ALTY'D	SCALE	DATE	DWG NO.	REV.
WD	JBA	JBA	1:50@A1	DECEMBER 2015	JBA 15/42 04	A

James Blake Associates

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LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

Vill Dutch - 08/12/2015 - x:\D-L\London Homes\Bicester, Kingmere 15-42\Drawings\In Progress\JBA 15-42-04 REV H - Detailed Soft for plots and PDS_Bicester.dwg