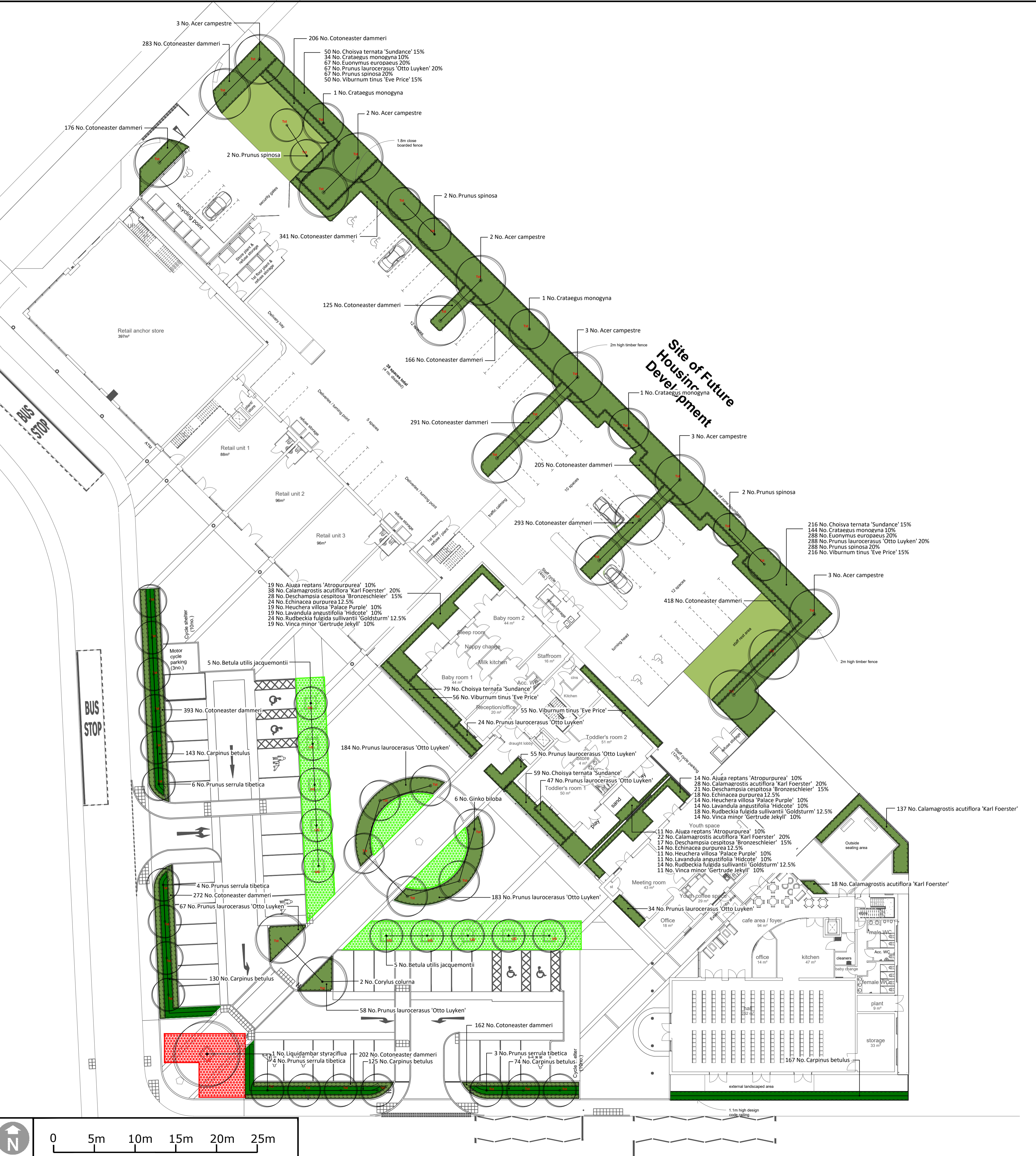


Z:\Vingumere 2226\DA\Local\Local Centre\2226 LC 002 - Softwork Proposals.dwg
 Drawn by ED & Checked by PS
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PLANT SPECIFICATION

Species	Girth	Height	Specification	Pot Size	Quantity
Acer campestre	16-18cm	450-500cm	EH :3x :1 stem :CSH 200min. :5 brks :C	100L	16 No.
Betula utilis jacquemontii	16-18cm	450-500cm	EH :3x :1 stem :CSH 200min. :5 brks :C	100L	10 No.
Corylus colurna	16-18cm	450-500cm	EH :4x :1 stem :CSH 200min. :5 brks :C	100L	2 No.
Crataegus monogyna	16-18cm	450-500cm	EH :3x :1 stem :CSH 200min. :5 brks :C	100L	3 No.
Ginkgo biloba	16-18cm	450-500cm	EH :3x :1 stem :CSH 200min. :5 brks :C	100L	6 No.
Liquidambar styraciflua	16-18cm	400-450cm	EH :3x :1 stem :CSH 200min. :5 brks :C	110L	1 No.
Prunus serrula tibetica	16-18cm	400-450cm	EH :3x :1 stem :CSH 200min. :5 brks :C	75-80L	17 No.
Prunus spinosa	16-18cm	400-450cm	EH :3x :1 stem :CSH 200min. :5 brks :C	75-80L	6 No.
Total					:61 No.

SHRUBS

Species	Height	Specification	Pot Size	Density	Quantity
Choisy ternata 'Sundance'	40-60cm	Bushy :5/7 brks :C	10-12L	5/m ²	138 No.
Cotoneaster dammeri	15-20cm	Bushy :5/7 brks :C	3L	14/m ²	3533 No.
Prunus laurocerasus 'Otto Luyken'	30-40cm	Bushy :5/7 brks :C	5-7.5L	6.25/m ²	652 No.
Viburnum tinus 'Eve Price'	40-60cm	Bushy :5/7 brks :C	10-12L	5/m ²	111 No.
Total					:4434 No.

HEDGES

Species	Height	Specification	Pot Size	Density	Quantity
Carpinus betulus	80-100cm	T :1+1 :1 stem BR	0.35CT Double Staggered at 0.3m offset		639 No.
Total					:639 No.

GRASSES

Species	Height	Specification	Pot Size	Density	Quantity
Calamagrostis acutiflora 'Karl Foerster'	C	C	5-7.5L	6.25/m ²	155 No.
Total					:155 No.

SHRUB MIX - REAR SERVICE YARD

Species	Specification	Density	Number
Choisy ternata 'Sundance'	Bushy :5/7 brks :C	5/m ²	266 No.
Crataegus monogyna	Bushy :5/7 brks :C	5/m ²	178 No.
Euonymus europaeus	Bushy :5/7 brks :C	5/m ²	355 No.
Prunus laurocerasus 'Otto Luyken'	Bushy :5/7 brks :C	5/m ²	355 No.
Prunus spinosa	Bushy :5/7 brks :C	5/m ²	355 No.
Viburnum tinus 'Eve Price'	Bushy :5/7 brks :C	5/m ²	266 No.
Total			:1775 No.

HERBACIOUS MIX - COURTYARDS

Species	Specification	Density	Number
Aluea reptans 'Atropurpurea'	C	7/m ²	44 No.
Calamagrostis acutiflora 'Karl Foerster'	C	7/m ²	88 No.
Deschampsia cespitosa 'Bronzeschleier'	C	7/m ²	66 No.
Echinacea purpurea	C	7/m ²	56 No.
Heuchera villosa 'Palace Purple'	C	7/m ²	44 No.
Lavandula angustifolia 'Hidcote'	C	7/m ²	44 No.
Rudbeckia fulgida sullivanii 'Goldsturm'	C	7/m ²	56 No.
Vinca minor 'Gertrude Jekyll'	Bushy :3/5 brks :C	7/m ²	44 No.
Total			:442 No.

Planting Notes:

Trees and Hedges
 To be planted as per the location and specification shown in the drawings. Details of planting requirements, tree pits and soil requirements are detailed in drawings 2226/LC/D005, 2226/LC/D006, 2226/LC/D007 and 2226/LC/D008.

All hedgerows to be maintained to no higher than 1.2m tall to ensure they remain as a low hedge without interfering with the form of adjacent trees.

Single Species Shrubs
 To be planted as per the location and density shown in the drawings.

Shrubs Mixes (north west boundary of the rear service yard)
 To be planted as per the location and density shown in the drawing avoiding a grid-like structure. Larger species planted to the back with smaller species planted to the front in species groups of 3-5 plants.

Herbaceous/Grass Mix (Nursery and Youth Centre courtyards)
 To be planted as per the location and density shown in the drawing in species groups of 5-7 plants avoiding a grid-like structure.

KEY

SOFTWORKS PROPOSALS

- GREENSPACE: GRASS
GLA 30L PER M² TYPICAL COVER @ 50mm²
 OVERSEED @ 20g/m²
- GREENSPACE: PLANTED BEDS
- TREES: PROPOSED
- HEDGE: PROPOSED
TO 1.2m A.G.L.

TREE SUPPORT PRINCIPLES ABBREV.:

- (St) - Single stake
- (Dst) - Double stake
- (Tst) - Triple stake
- (DstXb) - Double stake & cross bar

Below Ground

- (BG) - Underground guying. Refer to details

PROPOSED TREE ROOT PROTECTION MEASURES

- STRUCTURALLY IMPROVED ROOTING ENVIRONMENT:
FLEXIBLE MECHANICALLY STABILISED LAYERS
 GEOTEXTILE AIR BREAK SYSTEM. GEOMETRY VARIED TO SUIT LOCAL CONDITIONS.
- STRUCTURALLY IMPROVED ROOTING ENVIRONMENT:
RIGID RAFT SYSTEM
 FRAMING/UNDERBARRIERS SYSTEM. GEOMETRY VARIED TO SUIT LOCAL CONDITIONS.

Notes

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT. ALL RIGHTS RESERVED 2011 LICENCE NUMBER G500031). This drawing is for information purposes only. Do not use this drawing for construction.

Drawing Information: This is a composite drawing based on: Hunters Architects drawing M0021 model planning options 5 - Sheet A040212 - Ground Floor GLA.dwg, r:\vd\2016\2016 @ 12.20h\W01 lighting info.rvt, 30/10/2015 @ 12.20h & W01 Local Centre Car park drawings, r:\vd\05/05/2016 @ 08.36hrs.

Scale: Do not scale this drawing. Use given dimensions only.

Sections: refer to Engineer's drawings.

Planting: All plants and planting procedure to conform to the David Jarvis Associates Limited Landscape Specification that will accompany the Construction Issue drawings. No species or plant locations to be varied without prior consent of the Landscape Architect.

Tree Root Protection Measures: supply & install permeable rootbarriers (Teram RootGuard, or equal & approved) to a min. depth of 600mm below ground. Installation as per manufacturer's instruction. Finished level: top of barrier to be 10mm above G.L. Zone of Deployment: protection of hard surfacing / services lying within a min. 5m radius of the proposed tree.

Foundations: Developers / Contractors to ensure that all foundations (Buildings and external walling) are designed and constructed so as to take into account, at the time of maturity, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees felled or hedgerows removed or adjacent to the site during the previous 50 years. For this purpose the developer / contractors will submit all relevant details to the authority dealing with the Building Regulations Certificate.

Drawing Revision

Rev	Date	Description
K	03/03/2017	Issued revised set as per comments from Council. Planting, revised to include a shrub mix along the north west boundary, groundworks around the edge of the car park and hedgerows and planting tree standards has been revised from area to planted beds. Plant Specification has been amended accordingly.
J	06/12/2016	Issue: 200 trees to be planted in the rear service yard. Reason: revised Architects GLA, rvt & M0021001 @ 12.20h.
H	06/12/2016	Update in accordance with Architects revised GLA & client comments rvt & M0021001 @ 12.20h.
G	12/10/2015	Issue: 200 trees to be planted in the rear service yard. Reason: revised Architects GLA, rvt & M0021001 @ 12.20h.
F	12/10/2015	Issue: 200 trees to be planted in the rear service yard. Reason: revised Architects GLA, rvt & M0021001 @ 12.20h.
E	14/10/2015	Issue: 200 trees to be planted in the rear service yard. Reason: revised Architects GLA, rvt & M0021001 @ 12.20h.
D	12/10/2015	Issue: 200 trees to be planted in the rear service yard. Reason: revised Architects GLA, rvt & M0021001 @ 12.20h.
C	04/10/2015	Issue: 200 trees to be planted in the rear service yard. Reason: revised Architects GLA, rvt & M0021001 @ 12.20h.
B	04/10/2015	Issue: 200 trees to be planted in the rear service yard. Reason: revised Architects GLA, rvt & M0021001 @ 12.20h.
A	02/10/2015	Issue: 200 trees to be planted in the rear service yard. Reason: revised Architects GLA, rvt & M0021001 @ 12.20h.
	02/10/2015	Issue: 200 trees to be planted in the rear service yard. Reason: revised Architects GLA, rvt & M0021001 @ 12.20h.

Drawing Status

PLANNING

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Client

COUNTRYSIDE PROPERTIES (BICESTER) LTD.

Project

KINGSMERE, PHASE 1 LOCAL CENTRE

Drawing Title

SOFTWORK PROPOSALS

Scale	Sheet Size	Date
1:250	A1	SEPT 2015
Drawing No.	Revision	
2226/LC/002	K	