SPECIFICATION NOTES - REFER ALSO TO THE MEASURED WORKS SCHEDULE. . Planting shall be set out exactly as shown on the 1. When specified by the additional specification notes on this plan, supply and spread suitable drawing, and measured from existing fixed points. Curved beds shall be set out using radii scribed on the biodegradeable sheet mulch over planting beds. reviously, cultivated, graded and fertilized topso ground using two pointed stakes and a line between, before planting, and peg down at a minimum o or with site marker paint. The junction between convex 500mm centres, (300mm at edges) and beds less nd concave curves shall be cut to form a smooth and than 1m wide. Pegging this densely is essential to even flowing line. Check that all setting out conforms prevent flaps of material becoming exposed. Refer to the plan before cultivation and planting 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. Melcourt Industries "Edwards of Brandon" to a 2. All planting beds shall be a minimum of 1 metre depth of 50mm, (75mm if no sheet mulch specified) wide, except where there is insufficient space, due to over all planted areas. Finished mulch levels shall the constraints of walls and path edgings and their be no higher than 15mm below pavement or grass foundations. With narrow beds between walls/ fences lawns. N.B. no substitution of mulch type will be and path edgings, ensure that the bed has space free from concrete footings before planting. If the bed is acceptable. It is essential to have a no-fines, large particled, brown wood chip to reduce weed growt sealed with concrete, then the landscape contra 6.79m2 GRAVEL OVER GEOTEXTILE reduce wind blow and prevent rapid break down. shall contact the site manager or landscape architect PRIVATE DRIVAGROUND COVERMIX. reduced or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape 1. All workmanship and materials shall conform to architect and where the width is not as drawn, the ontractor shall re- cultivate them to the specified A) General landscape operations (excluding hard width at his own expense. surfaces) - BS 4428:1989. B) Trees in relation to construction- BS 5837: 2012 and BS 6549:1999. BS 3998:2010 (recommendation 3No. Cho Sun-B) Ground preparation for tree works) unless otherwise specified. 4No. Euo Aur < Arboricultural Association - Standard Conditions of 1. Pre-planting herbicide application:- Apply by suitable spraying aparatus, an approved translocated GREEN CORRIDOR DESIGN BY OTHERS _5No. Vib dav C) Nursery stock in accordance with latest horticu systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those lants shall conform to: which are both weed free and are to receive -BS 8545: 2014 Trees from Nursery to Independence agrotextile sheet mulch. Spray immediately if any P104 BS 3936-1: 1992 Nursery Stock - Specification for weeds are present. If none are showing, but there may trees and shrubs. be a delay before planting, or the area is to be seeded, -BS 3936-2: 1990 Nursery Stock- Specification for spray after one month following cultivation, to allow roses + AMD 6628. -BS 3936- 4 : 2007 Nursery stock- Specification for dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, usin protective clothing, in suitable weather (no wind) and -BS 3936-9: 1998 Nursery stock- Specification any damage caused by spray drift, from incorrect -BS 3936-10: 1990 Nursery stock- Specification for usage or spillage, shall be rectified at the contractor's vn cost. Repeat as necessary to ensure complete kill ground cover shrubs. -4No. Heb rak -3No. Euo Gol and rake off all dead material from site. nd establishing landscape plants 1996, Part 3, paragraphs 6.2 to 6.6. 2. Carry out the following works to the existing topsoil for Landscape Works BS 4428 :1989 on site to ensure it Conforms to BS 3882:2015, being 3No. Cho Sun 3No. Euo Gol G free from rocks larger than 50m diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow F) Seeding - EEC Regulations 1974. Use blue labelled certified varieties to EC purity and germination regulations. When requested, submit an officia seed for pre-application of herbicide as above. Fertilise with 100g per meter square of Hortibase CRF (16-8-12) slow release fertilizer, in accordance with the Testing Station Certificate of germination, purity an 104 manufacturer's instructions. For beds less than 5 G) Topsoil - BS 3882: 2015 GRAVEL OVER GEOTE neters in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the 1997:The Health and Safety at Work Act 1974: the G ubgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds Water Supply (Water Quality.) Regulations amend greater than 5 metres in width, break up the subgrade 2000: Control of Pollution, Act 1974: Hedgerow ACT 1997; Wildlife and Countryside Act 1981; Cou and Rights of way Act 2000. and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where 101 there are services, or within 10 meters of tree stems or GENERAL NOTES FOR THE DEVELOPER. 3 meters of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered. . Any existing trees to be retained, are the 3. Determine before submitting a tender, the extent of responsibility of the main contractor on site who support from the site manager with ground shall take all necessary protective measures se preparation: ensure soil of all planting beds is graded out in BS 5837:2012 to ensure no damage to to a level 65mm below adjacent grass or paved stems or roots, to prevent compaction from surfaces, (90mm below where agro- textile set mulch vehicles or storage of materials, contamination of is not specified), within 400-600mm of edges to ensure soil from spilages, scorching from fires and √3.63m2 GRAVEL OVER GEOTEXTIL bark or wood chip mulches are retained. Where grass instability or stress from changes of soil level. is proposed, then the soil level shall be flush -TIMBER EDG**₹6** (maximum 10mm below - but never proud) of adjacent for ensuring that neither plant, materials or labour are cause of any damage to existing trees, and like the employer, the landscape contractor shall paved surfaces, to receive rain water run off. The landscape contractor is responsible for ensuring that the final product conforms to the specification ever replace at once any tree damaged on site 5No. Euo Eme 1No. Cle Eli (🖂 🖁 ~13m2 GROUND COVER MIX A upplying and planting a tree of the same species where the developer and/or main contractor have and size, at his own cost. Protection barriers will ailed to supply and spread topsoil to the recessed comprise a scaffold framework in accordance with 5No. Sar hum= level. The landscape contractor shall allow for adjustment of levels, as specified above, including for The framework will consist of vertical and horizonta re-grading subsoil and topsoil. Where beds are scaffolds with vertical tubes spaced at no more than sloping, ensure that topsoil is graded to the specified 60m2 GRAVEL OVER GEOTEXTII levels below pavement & grass surfaces within -1No. Lon Hen (T) intervals and driven into the ground. Weld mesh 400mm of the edges of the bed. This is to allow for (Heras or similar) panels will be securely fixed on to sheet mulch and bark or wood chip mulch so that mulch does not spill out on to pavements and also to framework with wire or scaffold clamps. Tubes will P73 allow surface water to drain from paths on to planted be driven into the ground to a minimum depth of Supporting struts will be fixed to the inside of the 4. For sloping areas to be turfed adjacent to paved barrier to ensure maximum rigidity. areas, topsoil levels shall be graded flush with the ~7m2 GROUND COVER MIX A finished pavement level (or up to 10mm below),to allow surface water to drain from pavements to soft Yung Ground Cover MIX A 4No. Ger Joh 1. Soil levels: soil levels for shrub beds and grass areas. Soil of grass areas should therefore never be ~1.77m2 GRAVEL OVER GEOTEXTILE 1 1 R areas should have any compacted subgrade proud of paved areas. Soil levels more than 10 mm 5No. Euo Bra-73 thoroughly broken up by machine before below pavement edges will structing the ground worker to spread topsoil or ~20m2 GROUND COVER MIX A cause mower damage on cutting. the landscape contractor to commence work or 5No. Heb Sutthe beds will become waterlogged in wet weather 5.Imported topsoil (where specified and sanctioned by 66m2 GRAVEL OVER GEOTEXTILE the employer) for making up ground, shal**l** conform to BS 3882: 2015, and be free from rocks (over 50mm 2. Top soil spread from on site should be to the following minimum depths:- Shrub beds: 350mm (shared surface) less than greater than 20% clay. Such soil shall be Grass areas 150mm, allow for excavation of cultivated as set out above. Representative samples 415mm of the subgrade for shrub beds to leave shall first be approved by the landscape architect beds 65mm below finished pavement or grass areas in order to receive sheet and bark mulch before being supplied to site. No imported soil shall be SIDE STREET

1No.

2m2 GROUND COVER MIX F

GROUND COVER MIX F used). Tree pits will be dug by the landscape ontractor. Top soil shall be spread for grass C) Planting areas flush with any areas of paving and after settlement, the soil level should be no greater 2 GROUND COVER M**IX** A G 1. All planting must be carried out in accordance to the 4No. Heb Metspecification and schedule of quantities accompanying For areas to be grass seeded, the soil level shall these drawings. Refer to the specification for the be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below) to preparation of existing topsoil and required depths fo 2No. TOP BOX con planting, turfing, and standard trees, and also for allow for rain water to drain onto soft surfaces. Settlement shall be no greater than the tolerances given or problems will be encountered with naintenance requirements. GROUND COVER MIX mowing (the blades in danger of touching concrete edgings) or where soil is proud of pavements, then 2. No substitutions will be accepted without the prior P95 P95 agreement of the inspecting landscape architect. The ontractor shall replace at once at his own cost any drainage problems will be encountered. stock size, species or variety of plant which has not Existing topsoil and imported soil shall conform been specified on the planting plan and schedule, P95 to BS 3882:2007, and be free from compaction unless prior agreement to a substitution by the P95 rocks/bricks greater than 50mm diameter landscape architect has been received. All plants shall P91 concrete, wire, roots, debris, oil, cement and be true to size specified in the schedule of plants and builders rubble. Soil shall have a clay content o sociated notes, (3L pots are 19cm diameter and -5m2 GROUND COVER MIX 15cm deep). All shrubs, (other than ground cover), 1No. EUO AUR ~ shall be 400-600mm height and spread, or otherwise -3m2 GROUND COVER MIX F 94 specified for the pot size by the HTA National Plant pecification and be bushy, healthy, disease free 1. Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor, and all materials and workmanship shall be in 1No. Cle Eli (stock, not pot bound, leggy or spindly. There should be a minimum of 5 breaks per shrub. This specification is the minimum standard required and any stock falling accordance with the construction details and the 63 (ROUND COVER MIX below this standard, in the sole opinion of the pecting landscape architect, shall be lifted and 95 2. All paths and edgings shall be set out properly to lines and radii, with all curves scribed on the replaced at the contractor's expense. 65 ground using pointed pegs and string or site 3. All shrubs, herbaceous plants, whips and marker paint, achieving flowing natural arcs. ansplants shall be watered in on planting with 20 Setting out shall be agreed with the landscape litres per square metre. Trees shall be watered in with and subsequently the landscape contract period at weekly intervals with 30 litres of 3. Hard surfaces shall be constructed after 67 62 suitable base courses have been laid, taking full 4. Proposed large feathered or standard trees to be account of local site conditions, soft spots and G true to the species, variety and size as specified on 5m HEDGE TYPE 01 the planting plan, to include 1.6m chestnut stake are minimum depths assuming suitable substrate 600mm above ground and 1000mm below ground) and 1No. sackcloth tie with spacing device positioned 69 4. All metalwork shall be finished hot dipped imm maximum from the top of the post. 2No. TOP BOX conegalvanized in accordance with BS EN ISO1460.
The galvanizer shall be responsible for the 5. Turf to be of cultivated grade such as Rowlawn thorough removal of all galvanizing smuts (fettling) 5No. Vib day "Medallion", or other of similar quality and source to the complete satisfaction of the Landscape pproved by the landscape architect. The contracto 61 5No. Euo Bra Architect. The decorating contractor shall prepare shall replace at once any turf rejected by the the galvanized surface by washing with detergent and water and scrubbing with a scouring pad until andscape architect at his own cost. all dirt, grease, white rust & sulphates have been Self clinging climbing shrubs or wall shrubs, with "S 5No. Euo Eme drawn after the climber name, shall be trained to the and paint 'Icosit 6630' from Sika Ltd (tel. 01707 -12No, HebCal E C O7.52m2 GRAVEL OVER GEOTEXTILE ~ wall/fence with heavy duty, plastic coated garden wire. 1No. TOP BOX cbn 374444) applied with a turkhead brush strictly in raining wires shall be attached vertically to the accordance with the manufacturers instructions COSHH regulations and the product COSHH sheet. wall/fence by means of 125mm long stainless steel eye screw fittings. Position 1No. at 250mm from Apply 2No. coats of paint with a dry film thickness ground, and 1No. 250mm from top of the wall/fence of 100 microns per coat. Apply paint only when galvanized surface is thoroughly dry at temperatures above five degrees celsius and in nd string the wire tightly between the fixings. Train 2m HEDGE TYPE 09 the climber to the wire with plastic coated garden wire TIMBER EDGE 6No. lle cre @ 3/m any event above the current dew point 5m HEDGE TYPE 15 temperature. Paint work will be subject to inspection by experts and if found wanting, shall 5.36m2 GRAVEL OVER GEOTEXTILE 2m HEDGE TYPE 09 7. Twining varieties of climber, with "T" drawn after the 15No. Euo bra @ 3/m\ _6No. Euo bra @ 3/m 1m HEDGE TYPE 09 be stripped off, re-prepared and applied entirely 8.00m2 GRAVEL OVER GEOTEXTILEclimber's name (in specially prepared pits or general ∠ 5m HEDGE TYPE 2m HEDGE TYPE 15 ___ 12No. lle cre @ 3/m___ shrub beds) shall be trained to walls/ fences by G 4m HEDGE TYPE 09 \\ 6No. Ane Sep \ 12No. Euo bra @ 3/mnounting ready-made trellis panels 1.8 x 1.8m 48No. lle cre @ 3/m _____ 5. All wood work to use ACQ water based wood 4m HEDGE TYPE 15 generally (but 1.8 x 0.6m for corners or where space is 66m2GRAVEL OVER GEOTEXTIL 3No. Ski Rub 9No. Euo bra @ 3/m preservative applied by vacuum pressure by 16m HEDGE TYPE 09 restricted). Include for adapting any panels for 3No. Ski Rub→ 5m HEDGE TYPE 09 Permawood or other similar and approved locations where walls or fences are lower than 1.8m company. The timber shall then be stained with L OVER GEOTEXTILE 30No. Ile cre @ 3/m Fix trellis panels to the walls/ fences using non rusting 3No. coats of Sadolin 'Classic,' colour 'Walnut' 10m HEDGE TYPE 09 screws 125mm long (to be approved), incorporating strictly in accordance with the manufacturers G 0mm cube wood spacing blocks to ensure that the panel is mounted sufficiently far from the wall/ fence to product COSHH sheet. allow twining of stems. Ensure that all timber is 2m HEDGE TYPE ليا pressure impregnated with a non phyto-toxic -3No. Lav Hid P58 preservative and then painted with a dark brown no 12No. le cre @ 3/m 6No. Vib tin @ 3/m 1No. PYR CHA* 15No. Euo bra @ 3/m-Ш vto-toxix preservative wood stain such as Sadolin P107 2m HEDGE TYPE 01 3No. Pho Je "Classic" walnut or similar and approved. Ensure the \propto the trellis is not in contact with the ground. Train the climbing shrub to the trellis with plastic coated garden 4No. Cho Azi 2m HEDGE TYPE 1 G S 2No. TOP BOX cone 8. Climbers specified outside proposed shrub beds 5No. Euo bra @ 3/mshall have specially prepared climber pits. Climber pits -4No. Heb Cal 5m HEDGE TYPE 1 size), and be backfilled with topsoil (from site - unless ليا otherwise agreed). Ensure the base of the pit is 6No. Euo bra @ 3/m 107 thoroughly broken up and free draining before bac 2m HEDGE TYPE filling with topsoil. Ensure no damage to foundation and services, and make good all structures and surfaces disturbed. Fertilise with 50g of Hortibase CF ENERAL NOTES 15No. Euo bra @ 3/m-(16-8-12) slow release fertilizer. Water with 15 litres o ALL DIMENSIONS IN MILLIMETRES 5m HEDGE TYPE 15 water per climber pit. OO NOT SCALE OFF THIS DRAWIN ~1No. PHO JES ALL DIMENSIONS TO BE CHECKED ON SIT 9.00m2 GRAVEL OVER GEOTEXTILE-→8No.Bra Sun 186)JAMES BLAKE ASSOCIATES LTD 2017 9No. Euo Gol√ 12No. Ile cre @ 3/m 6No. Pru Ott

PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1. PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1. PROPOSED HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 PROPOSED EXTRA HEAVY STANDARD TREE INCLUDING DOUBLE STAKE AND TIE SEE SPECIFICATION NOTES A1 B2-3 B5 C1-4 PROPOSED EXTRA HEAVY STANDARD TREE IN PAVING INCLUDING NETAL GRILL AND TREE GUARD AND UNDERGROUND GUYING. TREE GRILL SUCH AS BROXAP SUNBURST SQUARE BX431-3 AND MATCHING GUARD. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND F1 PROPOSED CONIFER OR BROAD LEAF EVERGREEN TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-6, 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, SHRUB AND HERBACEOUS PLANTING, INCLUDING SHEET AND GRAVEL MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1. GROUNDCOVER PLANTING IN MIXES. INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION, SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, 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, HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION) INCLUDING TIMBER BOARD EDGING TO SEPARATE FROM GRAVEL AREA. REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF ANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, B5, C1-3, WASHED, ROUNDED, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES, LAID OVER 'COVERTEX' OVER LIGHTLY CONSOLIDATED SUBGRADE CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1. CLIMBING SHRUB IN SHRUB BEDS, GRASS/ GRAVEL OR IN PITS IN PAVING. (SEE PLAN). TWINING VARIETIES (MARKED'T') SEE NOTE C7. SELF CLIMBING VARIETIES (MARKED'S') SEE NOTÉ C6. SEE SPECIFICATION NOTES C1-3, C8, D1-2 AND E1. SPECIMEN SHRUBS IN SHRUB BEDS OR PIT PLANTED IN GRASS/GRAVEL AREAS. SPECIMEN SHRUBS IN GRASS ARE MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, 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 vvvv BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY PLAY AREA EQUIPMENT AND SAFETY SURFACING BY MIRACLE PLAY TEL. 01604 658 240. TODDLER SWING SB 2032 MULTIPLAY UNIT SB 1044 HORSE SPRING ROCKER SB 4042 SAFETY SURFACING TO BE RESIN BOUND RUBBER BARK O SIMILAR (SUCH AS WETPOUR). DEPTH TO CRITICAL FALL HEIGHT BY PLAY EQUIPMENT MANUFACTURER. BENCH BY MIRACLE PLAY SB 5057 BIN WITH LID BY MIRACLE PLAY SB 5083 3 X ART SEATS COLOUR RED BY BJB INNOVATIONS TEL. (01787)

BOWTOP RAILING BY MIRACLE PLAY

TREE ROOT BARRIER SUCH AS RE-ROOT 2000 BY GREEN BLUE URBAN.

APPROXIMATE TREE GROWTH AFTER 25YEARS.

NOTE SEE SEPARATE EXTERNAL LAYOUT DRAWINGS (BY DEVELOPER) FOR SPECIFICATIONS AND ARRANGEMENT OF FENCING AND OTHER HARD WORKS

1m HEDGE TYPE 09

5m HEDGE TYPE 09

108

FOR PLANT LIST REFER TO SHEET JBA 17/081-06

LANDSCAPE PROGRAMMING
PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED. EARLY
LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL, ALLOW
SUFFICIENT TIME TO SOURCE.

B 04.07.2017 DCG UPDATED TO LATEST LAYOUT AND LPA COMMENTS

REV. DATE INITIALS DETAILS

CLIENT Detailed soft landscape proposals for plots and incidental Public Open Space

SITE KINGSMERE, BICESTER

PURPOSE OF ISSUE PLANNING

DRG BY CHECKED AUTH'D SCALE DATE DWG NO. REV. EZ JBA JBA 1.250@A1 MAY 2017 JBA 17/081-03 B

Blake Associates

HEAD OFFICE
The Black Barn, Hall Road, Lavenham, Suffolk, CO10 9QX
Tel: (01787) 248216 Fax: (01787) 247264

jamesblake@jba-landmarc.com www.jba-landmarc.com

LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

STEARLY BEACH STORY BICES 10 BICES | STANDARD | STANDAR