SPECIFICATION - Applies to all landscape operations. 1 GENERAL Health and Safety considerations are as the Bloor Homes Trade Specifications The following specification is in-line with the Trades Specification, however where there are specific requirements, these notes take precedence over the general guidance outlined within the Trade Specification. The Site Manager should possess and distribute information to the relevant contractors regarding all underground services, engineering, drainage, lighting and ecological constraints and current proposed landscaping prior to external works and landscaping operations. Tree and hedgerow protection, subsoil cultivation, topsoiling and levelling/grading operations outlined below are the responsibility of the Site Agent unless stated otherwise. Trees in hard surfaces will require engineered tree pits which will require construction when surfaces and service routes are being installed. Reference should be made to the appropriate tree pit detail drawing provided by the engineers and on the landscape drawings where applicable. Where tree pits are within 5m of roads and services, and within 3m of other paved surfaces* a linear root barrier is to be installed in accordance with the manufacturer's instructions. The barrier should be as near as possible to the surface or service route to be protected to provide as much rooting area as possible for the tree. *distances may vary according to requirements. 1.2 Soft Landscaping Considerations All soft landscaping should be carried out by specialist landscape sub-contractor who is either British Association of Landscape Industries (BALI) accredited or can demonstrate a proven track record. All plants shall conform to the specification details shown on this drawing, which are taken from the National Plant Specification, and must be well rooted, healthy stock. Plants required for hedging or massing must be uniform in every respect. Plants must be in accordance with the relevant section of the current BS 3936 Nursey Stock Specification, and trees to the most current BS 8545 Trees: From Nursery to Independence in the Landscape. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed, transported and handled in accordance with the Code of Practice for Plant Handling as produced by the Committee for Plant Supply and Establishment (CPSE) and handling of trees to the most current BS 8545. Any variance from the specification stated on each landscape drawing may result in a request to replace planting, at the contractors expense. Landscape Contractors are required to tender and implement as per the schedule and specification. It is recognised that there are seasonal variations in plant availability and so it may be necessary for plant specifications to be revised. However any substitutions should be with a suitable alternative of comparable size to meet the schedule requirements, and should be approved by the Bloor Homes Landscape Design/ All landscape implementation will be audited. Plant material not approved will be rejected and replaced at the Landscape Contractor's own expense, as stated in 1.2. The site should be found in a condition as described in the Ground Workers' Trade Specification document which includes the removal of all builder's debris and the hardcore base set for scaffolding. 2 RETENTION OF EXISTING TREES AND HEDGEROWS Precautions must be taken to ensure that trees and hedges shown for retention remain undisturbed with roots and branches protected with roots current BS 3998 Recommendation for Tree Work and must comply with any Conservation Area, Tree Preservation Orders or specific planning conditions where appropriate. Reference must be made to Tree Protection Drawings 3 PRE-PLANTING AND PRE-TURFING GROUND PREPARATION (Groundworking) Prior to any topsoiling all subsoil should be thoroughly 'ripped' to relieve compaction using suitable machinery, or by hand in confined areas or in proximity to existing tree roots to a depth of 150mm Wherever possible store and re-spread existing topsoil to POS areas to encourage re-generation of localised native species. Topsoil, all topsoiling and soil storage operations are to be carried out in accordance with the current BS 3882 Specification for Topsoil spreading should be cleared of all extraneous matter such as perennial weeds, plastic, wood, metal and stones greater than 50mm in any dimension which should be removed from site to a licensing facility. Minimum depths of topsoil after firming and of subsoil cultivation to be achieved: Topsoil Depth Depth of subsoil to be broken up Rear Gardens 150mm * Remove extraneous matter within cultivated subsoil above 75mm in any dimension 3.3 Levelling/Grading In final grading operations finished soil levels adjacent to buildings are to be 150mm below damp proof course. For planted areas where 75mm depth bark mulch is specified the soil should be graded down towards adjacent paved or grass surfaces to 90mm below the paving or grass. This allows for full depth of bark mulch with 15mm clearance. For turfed areas final soil levels should be 10mm above the adjacent paving ready to receive the turf and for seeded areas at least 30mm above. Only where necessary, because significant weed growth has started to establish, treat existing weeds with a non-residual based, herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. Herbicide should be used strictly in accordance with The Pesticides Act 1999 (or otherwise updated/superseded legislation), according to manufacturer's instructions and only by qualified staff. Use products that are approved by the Soil Association. Remove small amounts of weed growth within shrub beds by hand at time of planting. 4 PLANTING Planting shall not be carried out when the ground is waterlogged, frost-bound or during periods of cold drying winds All planting, seeding and turfing operations are to be in accordance with latest BS 4428 Code of Practice for General Landscape Operations. A general purpose organic slow release fertilizer at the rate of $100g/m^2$ is to be incorporated into the top 150mm of topsoil during final cultivations. Shrubs and hedges are to be set out as shown on the drawing at the specified densities and centres. The operatives carrying out the works should be able to interpret drawings, set out landscaping areas and communicate any discrepancies with our Site Manager Ornamental hedges are to be planted in a single row unless otherwise stated. Trees are to be planted in the positions shown on the drawing ensuring that they are at the correct distances from adjacent buildings and 1.5m from drainage runs It is imperative that trees are planted with the correct species and location as specified in the drawings in accordance with the NHBC Standards Chapter 4.2, or the LABC Standards, whichever is applicable It is the contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation to avoid damage to any underground services or cables. Bare rooted and root balled stock to be planted between mid-November and end-February. Planting pit sizes should be relative to the container size or root ball of the plant and shall be sufficiently large enough to accommodate the plants without root damage and to allow for backfill of topsoil and planting compost. All ornamental hedgerow/ boundary plants are to be 'topped' cut to form a level hedge across each section of new hedging. Plants are to be pit planted into the prepared soil incorporating peat free tree and shrub compost in quantities shown below, and firmed in. Quantities of peat free tree and shrub planting compost: 2-3L Shrubs and Herbaceous 3 Litres 5-10L Shrubs 10 Litres 25L Specimens 20 Litres plus 100g/m² organic slow release fertiliser and 150ml mycorrhizal dressing such as 'Rootgrow All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site. Tree planting operations should be in accordance with part 10 of the current BS 8545 Trees from Nursery to Independence in the Landscape. Tree pits are to be excavated to a minimum of 1m X 1m X 600mm with the sides well scarified to prevent smearing, the base of tree pits are to remain undisturbed and should only be broken up if there is a drainage problem and/or soil pan. If conditions make drainage necessary this should be provided away from the tree, with the base of the pit sloped to direct water into a drainage pipe. Backfill of tree pits should be in layers of 150mm at a time starting with subsoil followed by layers of topsoil with compost etc. as shown above. Root flare of the newly planted tree should be clearly visible at the soil surface. It should not be buried by excess soil or by mulch. Ensure trees in hard surfaces and in restricted areas are planted in accordance with the appropriate tree planting detail with sufficient volumes of tree soil. All trees are to be watered thoroughly, immediately after planting. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site. Each tree is to receive at least 30 gallons when watered. All trees up to and including selected standards are to be supported with single 75mm diameter stake. All trees heavy standard and over shall be double staked with 100mm diameter stakes and a half-round timber cross-brace fitted to the windward side of the tree within 25mm of the top of the stakes ensuring that the tree is vertical and straight Stakes are to be securely driven into the ground prior to planting to a height above ground that is one third of the tree when planted to allow free movement of the crown. Secure street trees to cross-brace with an adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to Secure POS trees with a bio-degradable hessian tree tie, wrapping the material round itself to form a spacer and nailing it to the stake or cross-brace Each tree should be fitted with a tree irrigation/aeration system unit fitted to fully surround the root ball in accordance with the details. Refer to specific tree planting details. Linear root barriers where required should be installed as near to the surface or service route to be protected as possible. Ensure that there are no sharp objects close to either side of the barrier and that the top edge of the root barrier remains 10mm above the surface on the tree side with no growing medium over the top of the barrier. Overlapping ends should be joined by taping both sides with jointing tape. All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site. Ensure the area to be mulched is entirely free from annual and perennial weeds and has been watered prior to applying an even spread of mulch to planting areas to control weeds and retain moisture. Unless instructed otherwise apply good quality bark mulch to a depth of 75mm to planting beds, hedgerows and tree stations. Where stone mulch is requested by the regional office apply 40mm of stone over Plantex Geotextile membrane or equivalent pegging down with metal pegs. Finished soil levels adjacent to buildings are to be 150mm below damp proof course. For planted areas where 75mm depth bark mulch is specified the soil should be graded down to adjacent paved or grass surfaces to 90mm below the paving or grass. This allows for full depth of bark mulch with 15mm clearance. Where 40mm depth stone mulch is specified with geo-textile membrane grade to 55mm below paving or grass within 500mm. Finished mulch levels should be no higher than 15mm below adjacent pavement or grass levels to avoid any spillages. 4.7 Whip Planting

guard secured to a bamboo cane, or with a tree shelter secured to a stake as appropriate.

Turfing operations shall be in accordance with the most current BS 4428.

Turf shall be supplied in accordance with the most current BS 3969 Recommendations for Turf for General Purposes

Turf should be laid when weather conditions are suitable and not during exceptionally frosty or dry weather conditions.

Where trees are planted in turfed areas a 750mm diameter circle around each tree is to be kept clear of turf.

Watering to planted areas is to be undertaken as necessary to ensure plants become established.

spiral rabbit guard secured to a bamboo cane support. Any container grown or root balled plants are to be fitted with a suitable tree shelter secured to stake.

Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

The contractor should factor in 12 months of repeat visits, sufficient for the establishment and aftercare of all planting. None private areas can be identified for each site.

All planting areas are to be kept weed free by hand weeding unless otherwise specified. Providing adequate mulch, as specified, should aid this. Mulch should also be topped up as required.

During maintenance visits, watering should take place as required. Watering visits should be factored in within the 12 months defects period, especially during times of prolonged dry weather.

All hedges are to be clipped to help form hedge to dimensions on drawing/ Management Report. Cut back off pavement & kept to a maximum height of 1.2m unless specified otherwise.

All tree ties and stakes are to be checked, adjusted (if too loose, too tight or if chaffing is occurring) and replaced if damaged or missing. Any broken stakes are to be replaced.

repair of all erosion and settlement with re-seeding or turfing shall be undertaken as required to establish a uniform and healthy stand of grass.

Private plot landscaping will be handed over to the householders as and when each house is occupied, the site will be responsible for watering until handover

Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. Any turf deemed to be substandard shall be replaced at the landscape sub-contractors cost

All wildflower seed mixes are to be from a certified source with local provenance seed stock. Ground preparation to be as supplier's specification/ guidance. Sowing applications may vary but are likely to be carried out in early spring or late autumn.

The area to be seeded shall be cultivated to a minimum depth of 150mm removing all weeds, debris and stones over 25mm diameter which should be placed in waste skips or as directed by the site manager. The surface shall be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertiliser at 50 g/m²

All Grass seed shall be sown in March / April or September during calm weather conditions and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in traverse directions at 35g/m² total unless otherwise stated. After sowing the contractor shall lightly rake the seed into intimate contact

The landscape contractor shall maintain all none private landscape areas for a period of 12 months following practical completion to ensure successful establishment. All stock deemed to be dead, dying or diseased within the 12 months defects period shall be replaced by the contractor at own cost.

All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens. Shrubs grown for their coloured stems, such as Cornus, are to be cut back each spring to encourage new growth.

When newly turfed & seeded areas reach 50mm they should be lightly rolled and cut to a height of 40mm. All arising's shall be made good at this time. Lawn areas should then be cut at appropriate intervals during the growing season to maintain a 40mm high sward. Watering, weeding and

Turf is to be laid with staggered joints, well butted together, and in firm contact with the soil working from planks positioned on turves already laid. At no time should freshly laid turf be walked on without the use of boards.

The turf shall be watered immediately on completion. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

4.8 Native Hedge Planting

5.6 Wild flower Seeding

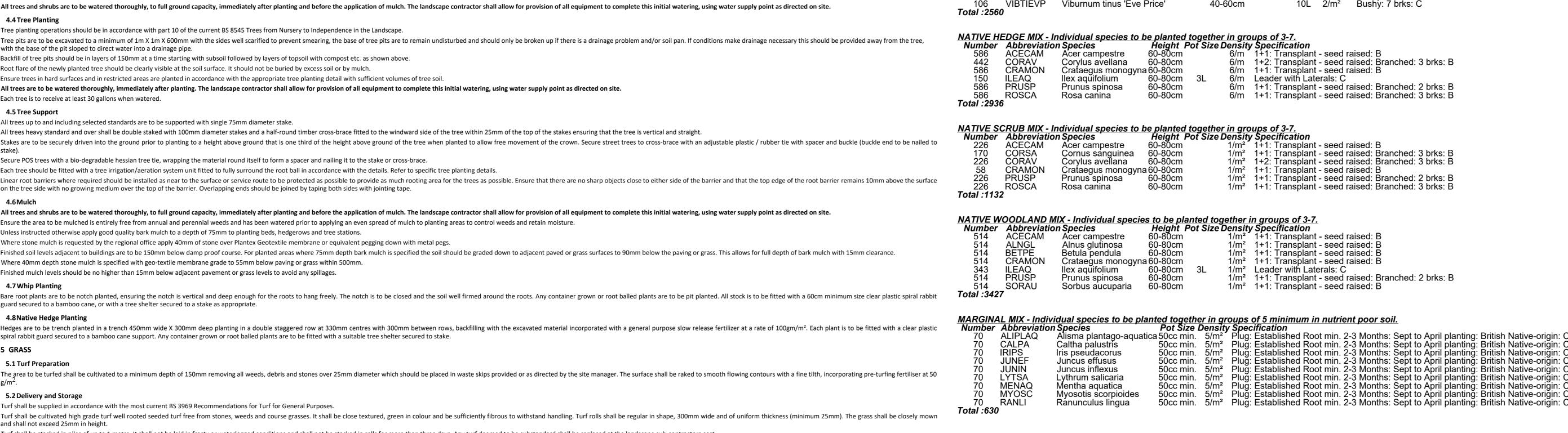
6.2 Litter Clearance

All areas are to be kept litter free

6.6 Turfed and Seeded Areas

Each tree is to receive at least 30 gallons when watered.

5 GRASS



PLANTING SCHEDULE

PROPOSED TREES - Heavy Standard Number Abbreviation Species

PROPOSED TREES - Selected Standard

lumber Abbreviation Species

PROPOSED TREES - Standard Number Abbreviation Species

PRUPAAL

PROPOSED TREES- Fruit Tree Number Abbreviation Species

ORNAMENTAL HEDGE

HEBMW

LONNIBO

MAHMEWI

Acer campestre 12-14cm 350-425cm Betula pendula 12-14cm 350-425cm

Fagus sylvatica 12-14cm 350-425cm

luglans regia 12-14cm 350-425cm

Prunus avium 12-14cm 350-425cm

Quercus robur

Salix caprea

Sorbus aria

ilia cordata

Liriodendron tulipifera

Amelanchier 'Ballerina'

Betula utilis jacquemontii

Prunus padus 'Albertii'

Amelanchier x grandiflora 'Robin

Malus baccáta 'Street Parade'

Sorbus aucuparia 'Streetwise'

Malus domestica 'Discovery'

Prunus cerasus 'Morello'

Griselinia littoralis

PHOFRRER Photinia x fraseri 'Red Robin'

GROUND COVER SHRUBS AND PERENNIAL PLANTS - Shrubs

Prunus Iusitanica

llex aquifolium 'J.C. van Tol'

Prunus domestica 'Victoria' Pvrus communis 'Concorde'

Pyrus communis 'Conference'

Malus domestica 'Cox's Orange Pippin'175

Elaeagnus x ebbingei 'Gilt Edge' 40-6ไ

Abelia x grandiflora 'Francis Mason'

Aucuba japonica 'Crotonifolia'

Choisya ternata 'Sundance'

Escallonia laevis 'Gold Brian'

laeagnus x ebbingei 'Limelight'

Lonicera nitida 'Baggesen's Gold'

Prunus laurocerasus 'Otto Luyken'

Mahonia x media 'Winter Sun'

Osmanthus x burkwoodii

Pieris 'Flaming Silver'

Rosmarinus officinalis

Sarcococca confusa

Viburnum davidii

Euonymus fortunei 'Emerald Gaiety' 25-30cm 30-40cm

Euonymus japonicus 'Ovatus Aureus' 60-80cm

Pittosporum tenuifolium 'Tom Thumb' 30-40cm

Brachyglottis 'Sunshine'

Choisya 'Aztec Pearl'

Cistus x corbariensis

Hebe 'Great Orme'

Hypericum 'Hidcote'

/lahonia aquifoliun

Olearia x haastii

Hebe 'Mariorie'

Malus domestica 'Worcester Pearmain' 175-200cm

Malus domestica 'Golden Delicious'

Malus domestica 'Laxton's Superb'

Malus domestica 'James Grieve'

Prunus 'Snow Goose'

ACECAMST Acer campestre 'Streetwise'

alus sylvestris 12-14cm 350-425cm

12-14cm 350-425cm

12-14cm350-425cm

2-14cm 350-425cm

12-14cm 350-425cm

Abbreviation Species

Girth Height Pot Size Specification
CARBETFF Carpinus betulus 'Frans Fontaine' 10-12cm 300-350cm 45L Selected Stan

Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm

Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm

Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm

Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm

Heavý Standard: 5 brks: 3x: RB: Clear Stem 175-200cm

10-12cm300-350cm 35-45L Selected Standard: 4 brks: C: Clear Stem 175-200cm

10-12cm 300-350cm 45L Selected Standard: 4 brks: C: Clear Stem 175-200cm

Standard: 3 brks: C

Bush: Colt Rootstock: 5 brks: 2-3 yrs old: B

Bush: St Julien A Rootstock: 5 brks: 2-3 yrs old: B

Bush: Quince A Rootstock: 5 brks: 2-3 yrs old: E Bush: Quince A Rootstock: 5 brks: 2-3 yrs old:

Branched: 4 brks: C

Bushy: 4 brks: C

2.5/m² Branched: 6 brks: C

Bushy: 6 brks: C

Bushy: 7 brks: C

Bushy: 6 brks: C

Bushv: 6 brks: C

Bushv: 7 brks: C

Bushy: 3 brks: C

Bushy: 5 brks: (

Bushy: 7 brks: C

Bushv: 6 brks: (

Bushy: 5 brks: (

Bushy: 8 brks:

Branched: 4 brks: 0

3.5/m² Bushy: 9 brks: C

Branched: 4 brks: C

Bushy: 5 brks: C

3/m Leader with Laterals: 0

3/m Branched: 6 brks: C

Diameter Pot Size Density Specification

 $2/m^2$

-10cm 250-300cm 25-35L Standard: 3 brks: C: Clear Stem 175-200cm

8-10cm250-300cm 25-35L Standard: 3 brks: C: Clear Stem 175-200cm 8-10cm250-300cm 25-35L Standard: 3 brks: C: Clear Stem 175-200cm

-10cm 250-300cm 35-45L Standard: 3 brks: C:

-10cm 250-300cm 35-45L Standard: 4 brks: C:

Height Diameter Pot Size Density Specification

Hill'8-10cm 250-300cm 35-45L

40-60cm

40-60cm

30-40cm

40-60cm

Selected Standard: 4 brks: C: Clear Stem 175-200cm

Half Standard: MM106 Rootstock: 3 brks: B: Clear Stem 100-125cm

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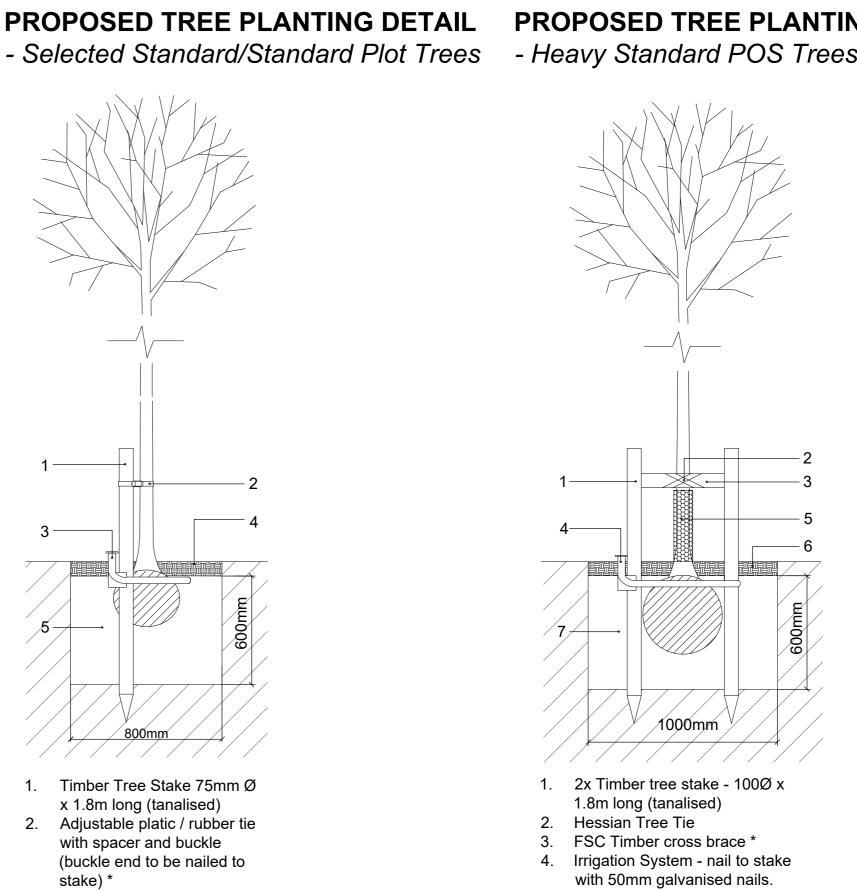
Half Standard: MM106 Rootstock: 3 brks: B: Clear Stem 100-125cm

Half Standard: MM106 Rootstock: 3 brks: B: Clear Stem 100-125cm

Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm

Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm

- All areas



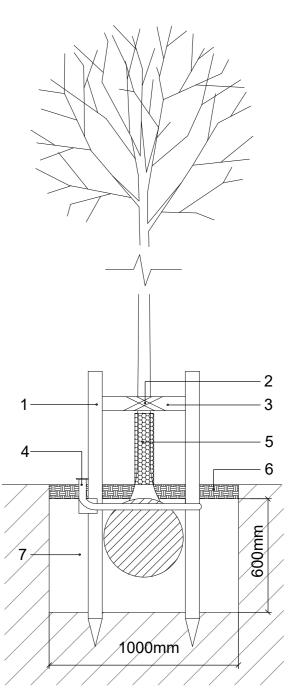
Irrigation system. Nail to stake with 50mm galvanised nail. Ensure filler cap finished slightly about mulch level Mulch layer - 75mm

Ornamental Bark Nuggets 15-65mm 5. Topsoil, compost and fertiliser. Base of tree pit to

remain undisturbed, sides scarified * NOTE: Secure at a height no more than \(\frac{1}{2}\) of the total height of the tree above ground when planted

NOTE: Where trees are within 5m of roads and services and within 3m o footpaths linear root barrier with root deflecting ribs, is to be installed in accordance with manufacturers instructions Barrier is to be adjacent to the surface or service route to provide maximum rooting





1. 2x Timber tree stake - 100Ø x 1.8m long (tanalised) . Hessian Tree Tie FSC Timber cross brace *

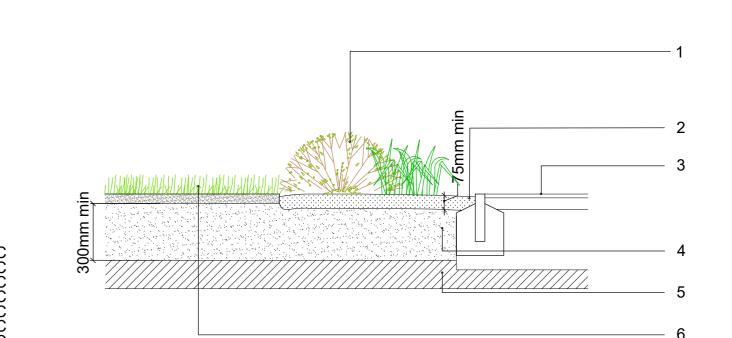
with 50mm galvanised nails. Ensure filler cap finishes slightly above mulch level 5. Rabbit Mesh Guard 600 mm 6. Mulch laver - 75mm Ornamental

4. Irrigation System - nail to stake

Bark Mulch 8-35mm 7. Topsoil, compost and fertiliser Base of tree pit to remain undisturbed, sides scarified * NOTE: Secure at a height no more than $\frac{1}{3}$ of the total height of the tree above ground when

PROPOSED PLOT PLANTING DETAIL

- Shrubs/Herbaceous/Grasses



2. MULCH LAYER - Ornamental Bark Mulch 8-35mm, 75mm min depth. - finished levels 15mm below adjacent surfaces. 3. HARD SURFACE

 construction layers and depths dependant on finished surface TOPSOIL - compost and fertiliser - graded down to below 90mm below the paving or grass

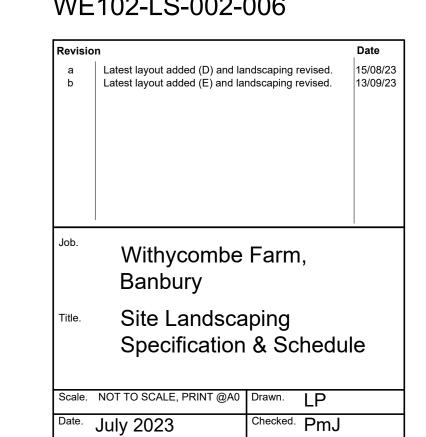
SUBSOIL TURF

> THIS SCHEDULE & THESE SPECIFICATIONS APPLY TO LANDSCAPING SHOWN ON **DRAWINGS** WE102-LS-002-006

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH

SEPERATE GROUP / SITE SPECIFIC CONSTRUCTION

NOTES AND MATERIALS SPECIFICATION.





EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR

WE102-LS-007b

WITHYCOMBE FARM, BANBURY