	rocks larger than 50m diameter, all roots, wire, brick, and less than 20% clay. Allow for application of herbicide as above. Itse with 100g per meter square rocks in with 100g per meter square rotughly or machine rotovate soil acturers instructions. For beds than 5 meters in width, fork over ade and topsoil are completely an up and free draining, relieving momaction. For beds greater than 5 in width, break up the subgrade topsoil using a tractor mounted oiler or ripper at 500mm centres to 500mm, except where there are ices, or within 10 meters of tree ices, or with ground preparation: ensure of all planting beds is graded to be fall planting beds is graded to be fall planting beds is graded to be all planting beds is graded to be all planting beds is graded to support from the site or wood chip mulches are retained. It is proposed, then the soil shall be flush (maximum 10mm - but never proud) of adjacent support the landscape contractor is support to ensure or wood chip mulches are retained. It is proposed, then the final act conforms to the specification water the developer and/or main actor have failed to supply and dotopsoil to the recessed level.		SPECIFICATION NOTES - REFER ALSO TO THE MEASURED WORKS SCHEDULE.  A) Setting out  1. Planting shall be set out exactly as shown on the drawing, and measured from existing fixed points. Curved beds shall be set out using radii scribed on the ground using two pointed stakes and a line between, or with site marker paint. The junction between convex and concave curves shall be cut to form a smooth and even flowing line. Check that all setting out conforms 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.  2. All planting beds shall be a minimum of 1 metre wibe, except where there is insufficient space, due to the constraints of walls and path edgings and their foundations. With narrow beds between walls/ fences and path edgings, ensure that the bed has space free from concrete footings before planting. The landscape architect to determine if footings are excessive and can be reduced or else, the bed can be paved. The width of all beds will be
	ter the to the plastic three wires the wires the wires the wire walls.  If the wire with space is walls and the panel is x trellis any the panel is x trellis any the panel is stems.  If Classic with a speciality proposed with a stems.  Sed with a any speciality any to be panel to be and the panel is the panel that the panel is stems.		supplied to site. No imported soil shall be supplied to site without a written instruction.  C) Planting  C) Planting  1. All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification and schedule of planting, turfing, and standard trees, and also for maintenance requirements.  2. No substitutions will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace at once at his own cost any stock size, species or variety of plant which has not been specified on the planting plan and schedule, unless prior agreement to a substitution by the landscape architect has been received. All plants shall be true to size specified in the schedule of plants and associated notes, (3L pots are 19cm diameter and 15cm deep). All strubs, (400-600mm height and spread, or otherwise specified for the pot size by the HTA National Plant Specification and be bushy, healthy, disease free specifical pot, pot, bound, leggy or spindly.
65mm below finished pavement or grass areas in order to receive sheet and bark mulch, (90mm below where sheet mulch is not to be used).  Tree pits will be dug by the landscape contractor. Top soil shall be spread for grass areas flush with any areas of paving and after settlement, the soil level shall be no greater than 10mm below paved areas to allow for turf. For areas to be grass seeded, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below) to allow for rain water to drain onto soft surfaces. Settlement shall be no greater than the tolerances given or problems will be encountered with mowing (the blades in danger of touching concrete edgings) or where soil is proud of pavements, then drainage problems will be encountered.  3. Existing topsoil and imported soil shall conform to BS 3882:1994, and be free from compaction, rocks/bricks greater than 50mm diameter, concrete, wire, roots, debris, oil, cement and builders rubble. Soil shall have a clay content of less than 20%.  C) Hardworks  1. Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor, and all materials	1. Any existing trees to be retained, are the responsibility of the main contractor on site who shall take all necessary protective measures set out in BS 5837:2007 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, contamination of soil from spilages, contamination of soil from spilages, contamination of soil from spilages, contamination of soil level. The landscape contractor is however responsible for ensuring that neither plant, materials or labour are cause of any damage to existing trees, and like the employer, the landscape contractor shall replace at once any tree damaged on site, supplying and planting a tree of the same species and size, at his own cost. Suitable protective measures shall be chestnut paling fixed firmly to a rigid timber or scaffolding frame, positioned no closer to the trunk than the drip line of the tree's canopy.  B) Ground work  1. Soil levels: soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine of the tree's canopy.  B) Ground worker to spread topsoil or the landscape contractor to commence work or the beds will become waterlogged in wet weather and the plants and turf will die.  2. Top soil spread from on site should be to the following minimum depths:  Crass areas 150mm.  Grass areas 150mm.  Grass areas 150mm.  Grass areas 150mm.  Grass areas 150mm of 415mm of the subgrade for shrub beds to leave beds 55mm below finished pavement or grass		
		instructions, CISHH regulations uc on instructions, CISHH regulations of paint with a dry film thickness of paint with a dry film thickness of 100 microns per coat. Apply paint only when galvanized surface is thoroughly dry at temperatures above five degrees celsius and in any event above the current dew point temperature. Paint work will be subject to inspection by experts and if found wanting, shall be stripped off, re-prepared and applied entirely at the decorating contractors own cost.  5. All wood work to use ACQ water based wood preservative applied by vacuum pressure by Permawood or other similar and approved company. The timber shall then be stained with 3No. coats of Sadolin 'Classic,' colour 'Walnut' strictly in accordance with the manufacturers instructions, CISHH Regulations 2003 and product CISHH sheet.	and workmanship shall be in accordance with the construction details and the layout plan.  2. All paths and edgings shall be set out properly to lines and radi; with all curves scribed on the ground using pointed pegs and string or site marker paint, achieving flowing natural arcs. Setting out shall be agreed with the landscape contractor and subsequently the landscape architect.  3. Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and substrate. The indicative depths of base courses are minimum depths assuming suitable substrate conditions.  4. All metalwork shall be finished hot dipart and surface with BS EN ISDI 460. The galvanizer shall be responsible for the thorough removal of all galvanizing smuts (fettling) to the complete satisfaction of the Landscape Architect. The decorating contractor shall prepare the galvanized surface by washing with a scouring pad until all dirt, grease, white rust & sulphates have been removed & then allowed to dry thoroughly. Supply and paint Icosit 630' from Sika Ltd (tel. 10707 374444) applied with a turkhead brush strictly
39m2 Planting Mix F (individual species to be planted in groups of 3 or 5) 29No. 25% Hebe 'Marjorie' 29No. 25% Cornus alba 'Elegantissima' 29No. 25% Prunus luscitantica ' 29No. 25% Euonymus fortunei 'Emerald n Gold' 77m2 Planting Mix G (individual species to be planted in groups of 3 or 5) 46No. 20% Berberis thumbergii 'Atropurpurea Nana' 46No. 20% Choisya ternata 'Sundance' 46No. 20% Choisya ternata 'Sundance' 46No. 20% Viburnum davidii 38No. 20% Aucuba japonica	ORNAMENTAL HEDGE PLANTING  QTY CODE PLANT NAME 531No. Pho Red Photinia x fraseri "Red Robin" 582No. PruLus Prunus Lusitanica "Portugese Laure!"  PLANT MIXES  QTY % PLANT NAME 62m2 Planting Mix A (individual species to be planted in groups of 3 or 5) 63No. 34% Heuchera micrantha "Palace Purple" 62No. 33% Choisya temata "Sundance" 62No. 33% Hebe "Mrs Winder"  69m2 Planting Mix C (individual species to be planted in groups of 3 or 5) 52No. 25% Euonymus fortunii "Emerald Galeiry" 52No. 25% Euonymus fortunii "Emerald Galeiry" 52No. 25% Brachyglottis "Sunshire" 52No. 25% Brachyglottis "Sunshire" 52No. 25% Rosmarinus officinalis  32m2 Planting Mix D (individual species to be planted in groups of 3 or 5) 24No. 25% Lavandula angustifolia "Hidcote' 24No. 25% Skimmia japonica "Rubella" 24No. 25% Lavandula angustifolia "Hidcote' 24No. 25% Heuchera micrantha Warmalade' 30No. 33% Hypericum "Hidcote' 30No. 33% Lonicera nitida "Mary Green" 30No. 33% Lonicera nitida "Mary Green" 30No. 33% Hypericum "Hidcote'	HEAVY STANDARD TREES  QTY CODE PLANT NAME 2No. BET PEN+ Betula pendula 1No. CAR FRA+ Carpinus betulus "Frans Fontaine"  EXTRA HEAVY STANDARD TREES  QTY CODE PLANT NAME 5No. BET PEN* Betula pendula 2No. PRU AUT* Prunus subhirtella "Autumnalis"  CONIFERS  QTY CODE PLANT NAME 2No. Pin syl Pinus sylvestris  MULTI-STEM TREES  QTY CODE PLANT NAME 1No. SOR AUC< Sorbus aucuparia	SHRUBS  QTY CODE PLANTS IN BEDS, GRASS OR GRAVEL  QTY CODE PLANTS IN BEDS, GRASS OR GRAVEL  QTY CODE PLANT INAME 10No. PHO PUR Phormium tenax "Purpureum" 14No. PHO PUR Phormium "Yellow Wave " 9No. PHO BRO Phormium "Bronze Baby"  FEATHERED TREES  QTY CODE PLANT NAME 1No. Bet jac Betula jacquemontii  STANDARD TREES  QTY CODE PLANT NAME 2No. ACE ELS Acer campestre 'Elsrijk' 10No. BET PEN Betula pendula 2No. FAG SYL Fagus sylvatica 2No. MAL SYL Malus sylvastris 5No. QUE RUB Quercus rubra 2No. SOR COM Sorbus x committa "Embley" 1No. SOR SHE Sorbus aucuparia "Sheerwater Seedling"
	STOCK SPACING C.G. 10L 3/m C.G. 10L 3/m C.G. 10L 3/m C.G. 5L 3/m2	STOCK SIZE DFB MAX Ht WD R.B. HVYSTD 12-14cm 7m 14m L R.B. HVYSTD 12-14cm 8m 16m L  STOCK SIZE DFB MAX Ht WD R.B. XHVYSTD 14-16cm 6m 7m M R.B. XHVYSTD 14-16cm 6m 7m M STOCK SIZE DFB MAX Ht WD C.G. 45L FTH 150-180cm 7m 20m M STOCK SIZE DFB MAX Ht WD R.B. MUL 250-300cm 12m 15m M	STOCK SPACING C.G. 2L 4/m2  STOCK C.G. 10L C.G. 10L C.G. 10L C.G. 15L FTH 180-210cm 6m 12m L STOCK SIZE DFB MAX Ht WD C.G. 25L STD 10-12cm 6m 7m M C.G. 25L STD 8-10cm 15m 20m M O.G. STD 10-12cm 15m 20m H O.G. STD 10-12cm 12m 15m M O.G. STD 10-12cm 9m 11m M O.G. STD 10-12cm 9m 11m M

R.B. = Root-balled stock
C.G. = Container grown stock
O.G. = Open ground stock, to be planted Nov 1st - Marc
FTH = Feathered tree
STD = Standard tree
HVYSTD = Heavy Standard tree
BLE = Broad Leaf Evergreen
CON = Conifer
L = Litre container
DFB = "Distance from Buildings" based on minimum builder
Max Ht = "Maximum Height" of tree
WD = "Water Demand" of tree
WD = "Water Demand" of tree
SHC = Shrub Height Classification
A = < 600mm - 1.8m mature height
C => 1.8m - 3m mature height
E = 3m - 5m mature height
F = >5m mature height
Note: Plants not classified within the JBA SHC
JBA understand shrubs to be defined as t
with woody stems. QTY % PLANT NAME
30m2 Bulb planting mix B
300No. 50% Crocus biflorus
300No. 50% Narcissus pseudo AREA SEED MIX NAME 462m2 Amenity grass mix SEED MIXES NOTES AND ABBREVIATIONS: BULB PLANTING MIXES 2263m2 Area to be turfed ("Medallion" by Rowlawn Ltd, refer to Measured Works Schedule) are NOT designated as shrubs. hose plants of perennial habit and slow growth SPACING 20/m2 20/m2

Girth size is given for standard trees, otherwise all sizes refer to height. All sizes are the minimums acceptable.

Shrubs specified as 3 litre size shall be 400-600mm minimum height and spread and 2 litre stock shall be 300-400mm minimum height and spread. These heights and spreads in relation to pot size are just a guide and the "National Plant Specification" sizes will be accepted (but will be seen as the absolute minimum acceptable). Any shrub supplied which are smaller than this will be rejected at once.

Cornus varieties shall be twice transplanted and pruned to form bushy rounded plants. Leggy plants with few branches will be rejected, as will leggy plants which have been pruned hard.

-Plants shall be completely hardened off, any plants which show signs of scorching after planting will be rejected. REFER TO THE ACCOMPANYING MEASURED WORKS SCHEDULE DOCUMENT FOR MORE INFORMATION CHANGES TO SUPPLIERS/MANUFACTURERS ARE TO BE EQUAL AND APPROVED.
SUBSTITUTIONS TO SHRUB/TREE VARIETIES ARE TO BE AGREED WITH JAMES BLAKE ASSOCIATES.
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

(C) JAMES BLAKE ASSOCIATES 2016

HOMES HOMES Highway Authority Approval Date \_\_\_\_\_\_

Do not scale from this drawing. Use written dimensions only. When shown relationships between slab levels and ground levels are to be checked on site Any discrepancy or suggested modification to be reported to Design and Engineering Director.

Note: This drawing is the copyright of Bovis Homes Ltd.

B 22.8.16 Phase B6 and B2B amended in line with new layout
A 7.8.15 Amended in line with layout changes

Rev Date Details

Drainage Authority Approval Date \_\_\_\_\_\_

Ву

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Upper Heyford
Phase B6 and B2B

DRAWING TITLE

DRAWN BY

Landscape Proposals
Plant Schedule and Specification

| DATE | DRAWING NO. DATE 03.07.15
CHECKED/DATE HEYB6.B2B-03-101 ₽ ₹