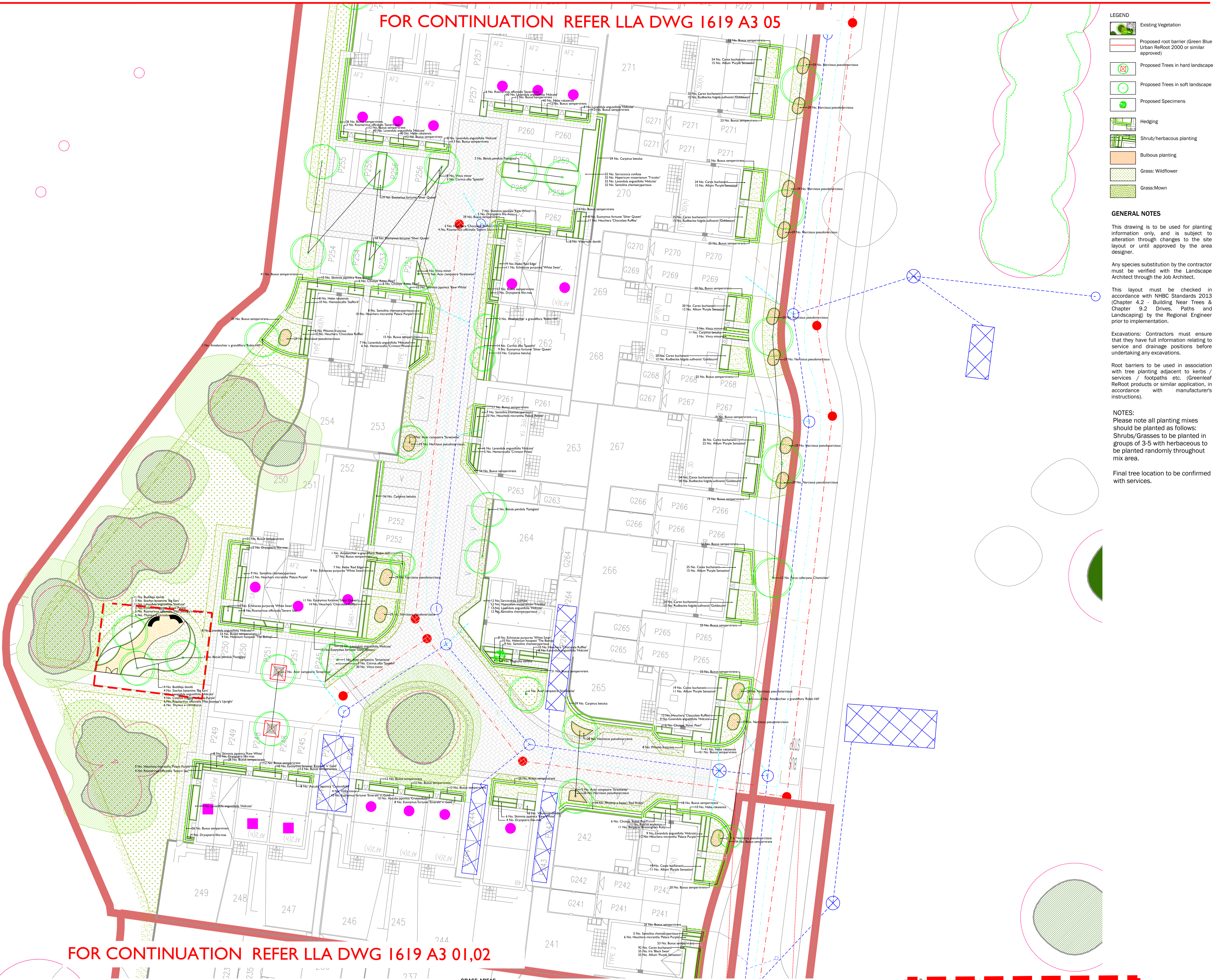


FOR CONTINUATION REFER LLA DWG I619 A3 05



FOR CONTINUATION REFER LLA DWG I619 A3 01,02

LEGEND

- Existing Vegetation
- Proposed root barrier (Green Blue Urban Refroot 2000 or similar approved)
- Proposed Trees in hard landscape
- Proposed Trees in soft landscape
- Proposed Specimens
- Hedging
- Shrub/herbaceous planting
- Bulbous planting
- Grass: Wildflower
- Grass:Mown

GENERAL NOTES

This drawing is to be used for planting information only, and is subject to alteration through changes to the site layout or until approved by the area designer.

Any species substitution by the contractor must be verified with the Landscape Architect through the Job Architect.

This layout must be checked in accordance with HBC Standards 2013 (Chapter 4.2 - Building Near Trees & Chapter 9.2 - Drives, Paths and Landscaping) by the Regional Engineer prior to implementation.

Excavations: Contractors must ensure that they have full information relating to service and drainage positions before undertaking any excavations.

Root barriers to be used in association with tree planting adjacent to kerbs / services / footpaths etc. (Greenleaf ReRoot products or similar application, in accordance with manufacturers instructions).

NOTES:

Please note all planting mixes should be planted as follows: Shrubs/Grasses to be planted in groups of 3-5 with herbaceous to be planted randomly throughout mix area.

Final tree location to be confirmed with services.

LANDSCAPE SPECIFICATION

SITE PREPARATION

Topsoil
Existing topsoil shall be stripped before building works begin. Imported topsoil shall be to BS3882: 2007 Specification for Topsoil and Requirements for Use. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds.

Excavation
Excavation shall NOT be undertaken within the root protection area of any existing trees or shrubs to be retained. Unless otherwise indicated areas to be planted / seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

Tree pits: 1000 x 1000 x 800mm deep unless otherwise shown
Shrub and hedge pit / trench: 450mm deep
Grass areas: 300mm deep
Wildflower grassland areas: Excavate to finished levels

The base of excavated areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimension shall be removed. Similarly, areas trafficked by construction vehicles shall be ripped to a depth of 150-300mm to relieve compaction.

Backfilling with Subsoil
Where excavated areas are lower than the required depths, excavations shall be backfilled with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth.

Backfilling with Topsoil
Tree, shrub and hedge pit / trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost e.g. 'Melcourt Topgrow' compost at a rate of 20 litres/m³. An approved tree and shrub fertilizer shall be added to topsoil, prior to backfilling tree pits. Grass areas (excluding wildflower grassland areas) shall be backfilled with topsoil in layers of 150mm depth.

Cultivation
Prior to cultivation if planting / seeding areas are weed infested, weed growth to be trimmed, the arisings removed and re-growth treated with an approved herbicide ie Glyphosate. Treatment to be undertaken in the growing season preceding planting, at a minimum 4 weeks prior to works to allow for repeat treatment if necessary.

Cultivation shall not be undertaken within the root protection area of any trees / shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivate to the following depths and tith, removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels.

Planting areas: 300mm deep cultivation to medium tith
Grass seeding areas: 150mm deep cultivation to fine tith raked to a smooth evenly firm bed
Turf areas: 150mm deep cultivation to medium tith raked to a smooth evenly firm bed
Wildflower grassland areas: 150mm deep cultivation to medium tith raked to a smooth evenly firm bed

Wildflower grassland areas: Where un-excavated areas are to be seeded with wildflower grassland mix the topsoil shall be cultivated to turn the soil over to a depth of 300mm to bring subsoil to the surface. Elsewhere, excavated areas to be seeded with wildflower grassland mix to be backfilled to finished levels with subsoil (as above).

GRASS AREAS

Turf
Turf shall accord with BS 3969: 1998. It shall be good quality meadow / cultivated, amenity turf free from weeds and be laid on even, prepared ground (as detailed above), during periods of suitable warm and moist weather conditions. Pre-turfing fertilizer shall be applied to manufacturer's recommendations and turf shall be laid in accordance with BS 4428: 1989.

Turf
Turf shall be laid with broken joints well-butted up, working from timber planks to avoid damaging turf when laying. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Grass Seeding
Areas of amenity grass shall be seeded with a general amenity grass mix as specified during the period March to May or September to October, during periods of moist, warm weather conditions without significant wind. Pre-seeding fertilizer shall be applied to manufacturer's recommendations. Seed shall be sown on even, prepared ground (as detailed above), at a rate of 25g/m² or as specified, in two transverse operations. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Wildflower Grassland Seeding
Areas of wildflower grassland shall be seeded with a wildflower grassland mix suitable for the soil type as specified, during the period March to May or September to October, during periods of suitable warm and moist weather conditions. Seed shall be sown on prepared ground (as detailed above), at a rate of 5g/m² or as specified. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy wildflower grass sward.

AFTERCARE PERIOD

Regular Visits
During the specified Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants / grass in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking growth, ties and stakes, weed control, grass cutting and autumn tidying. All arisings shall be carted away and the site shall be left clean and tidy at all times.

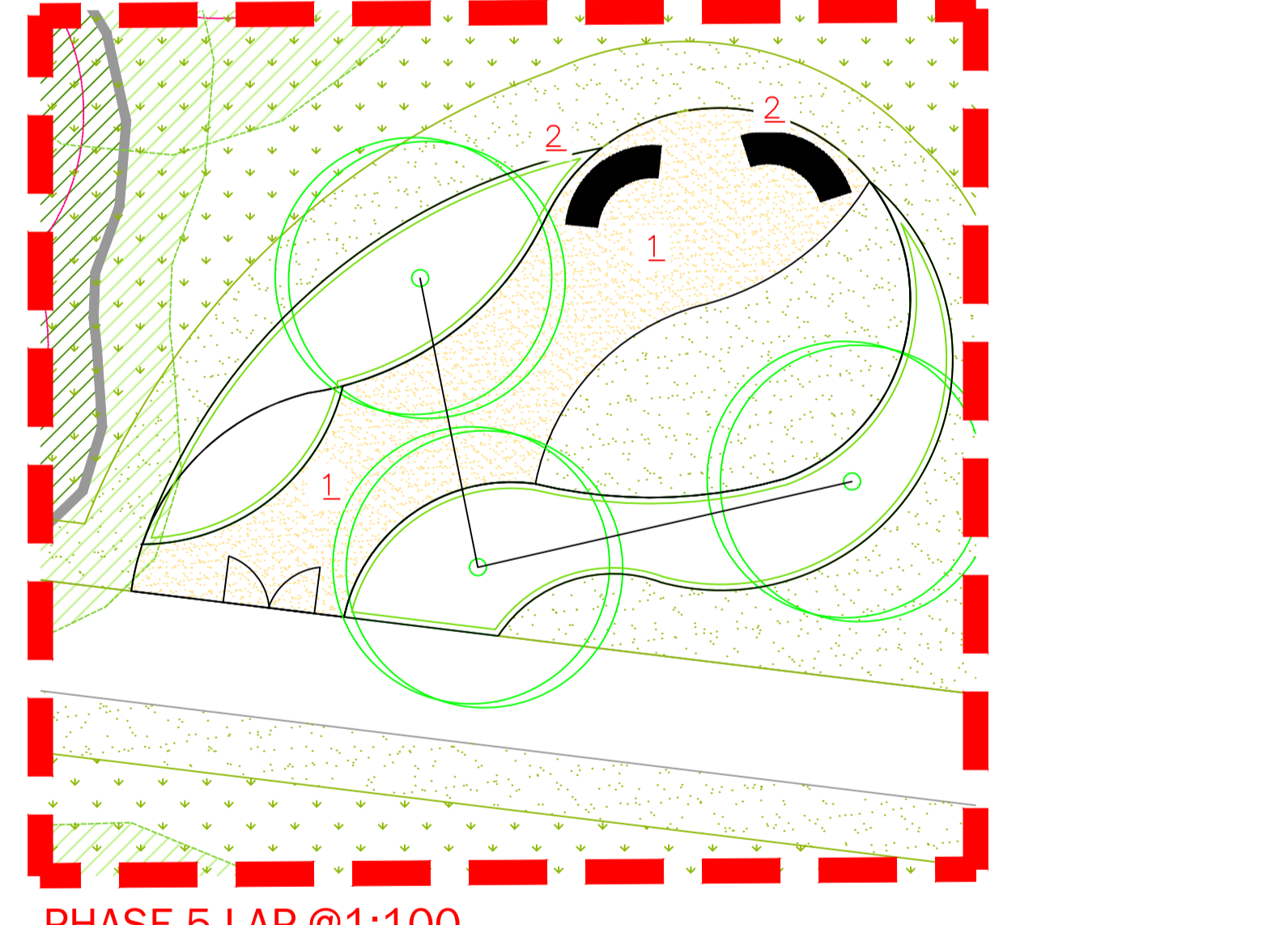
Watering
All planting and grass areas shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

Replacement Planting
During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.

Grass Cutting
During the first and subsequent growing seasons amenity grass shall be kept at a height of 25mm to 50mm. Any bare patches are to be reseeded. Selective weed control shall be undertaken as necessary once the sward is sufficiently established.

Wildflower Grassland Cutting
During the first growing season cut wildflower grassland every 2 months to a height of 50mm and in subsequent growing seasons cut to 50mm height during late March and late August / early September or as specified. All arisings shall be collected and removed from the site to avoid smothering the sward and to reduce nutrient levels. Spot treat perennial weeds with Glyphosate at the manufacturer's recommended dose rate / or hand pull.

Planting Schedule



PHASE 5 LAP @ 1:100

1. Self binding gravel

2. Marshalls M3 curved bench (or similar approved)

PLANTING

Plant Stock and Timing
Plant material and operations shall conform to BS5854: 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428: 1989, BS 4043: 1989 and BS 5837: 2012. The planting season shall be from the 1st October to the 31st March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

Planting
All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system.

All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered to field capacity.

Container grown and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum 50mm backfill beyond the root ball extent. Plants to be firm, watered-in and dead, damaged or frost-damaged branches shall be removed after planting. Bare-root plants shall be set planted, incorporating an approved high phosphate, slow-release fertilizer.

Tree Planting and Support
Trees planted in landscape areas shall be double staked and tied to timber crossbar positioned 25mm below the top of each stake, using 1no. biodegradable fixing with spacer. Tree stakes shall have a minimum top diameter of 75mm, with the length of stake minimum 500mm above ground and minimum 500mm below ground.

All trees to be firm in after planting. All trees shall have irrigation / aeration system units fixed fully around the root ball.

Hedge Planting
Hedges shall be planted in a double staggered row as per detail. Dead, damaged or straggly branches shall be removed after planting. All transplants in hedge and native mixes shall be fitted with individual protection in shrub shelters, spiral guards as specified, or alternatively the planting areas shall be protected with rabbit-proof fencing. All shrub shelters / spiral guards shall be black or green, adequately supported and installed to allow for expansion.

Bulb Planting
Bulbs shall be planted according to species and good horticultural practice. Swaths of bulbs shall be randomly planted avoiding straight lines and / or formal layout unless otherwise specified.

Mulching
Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the lower branches of trees, shrubs and/or herbaceous plants are NOT smothered.

Mulch shall be an approved product and completely weed free. The mulch shall be topped up to maintain, after settlement, a depth of 100mm or less than 50mm. Trees in grass areas shall be planted centrally within a 1m diameter mulch bed, to be mulched to 75mm deep. The surface of mulch to be 10mm below the surface of adjacent lawn / hard surface.

HERBACEOUS

Number	Plant Name	Container	Specification	Density
20 No.	Anemone hepatica 'Prinz Heinrich'	3L	Full Pot. C	4/m ²
18 No.	Bergenia 'Bressingham Ruby'	3L	Full Pot. C	5/m ²
26 No.	Bergenia 'Silverlicht'	3L	Full Pot. C	5/m ²
58 No.	Echinacea purpurea 'White Swan'	3L	Full Pot. C	4/m ²
31 No.	Helenium 'Hopsel' 'The Bishop'	3L	Full Pot. C	4/m ²
21 No.	Helleborus niger	3L	Full Pot. C	4/m ²
32 No.	Hebe 'Crispin Pirate'	3L	Full Pot. C	3/m ²
10 No.	Hebe 'Crispin Pirate'	3L	Full Pot. C	4/m ²
83 No.	Heuchera 'Chocolate Ruffles'	3L	Full Pot. C	4/m ²
55 No.	Heuchera 'Crispin Pirate'	3L	Full Pot. C	4/m ²
55 No.	Heuchera 'Crispin Pirate'	3L	Full Pot. C	4/m ²
390 No.	Rudbeckia fulgida sulkensis 'Goldsturm'	3L	Full Pot. C	3/m ²
7 No.	Saxifraga 'Big Ears'	5.7.5L	Full Pot. C	2/m ²
11 No.	Thymus x citriodorus	5L	Full Pot. C	3/m ²
5 No.	Thymus x citriodorus 'Silver Queen'	3L	Full Pot. C	4/m ²

Total: 822 No.

BULBS

Number	Plant Name	Specification	Density
419 No.	Allium 'Purple Sensation'	Full Pot. C	3/m ²
1388 No.	Narcissus pseudonarcissus	Grade 5/6	10/m ²

Total: 1807 No.

TREES

Number	Plant Name	Height	Girth	Specification
14 No.	Betula pendula 'Fastigata'	400-450cm	16-18cm	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
14 No.	Acer campestre 'Stereowise'	500-550cm	20-25cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm
8 No.	Amelanchier x grandiflora 'Robin Hill'	450-550cm	18-20cm	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm
1 No.	Quercus robur	550-600cm	25-30cm	Semi-Mature: 4x: RB: Clear Stem min. 200cm
20 No.	Prunus caryocarpa 'Chanticleer'	500-550cm	20-25cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm
8 No.	Acer campestre 'Stereowise'	400-450cm	18-20cm	Extra Heavy Standard: 3x: RB: Clear Stem min. 200cm

Total: 45 No.

HEDGING

Number	Plant Name	Height	Container	Specification	Density
2018 No.	Buxus sempervirens	30-40cm	5L	Bushy: 8 brks: C	3/m ²
74 No.	Buxus sempervirens	30-40cm	5L	Bushy: 8 brks: C	5/m ²
481 No.	Carpinus betulus	100-125cm	5L	Branches: 5 brks: C	3/m ²
76 No.	Escallonia 'Donard Seeding'	40-60cm	5L	Bushy: 5 brks: C	5/m ²
258 No.	Photinia x fraseri 'Red Robin'	40-60cm	5.7.5L	Branches: 6 brks: C	3/m ²

Total: 2907 No.

SHRUBS

Number	Plant Name	Height	Container	Specification	Density
25 No.	Aucuba japonica 'Crotonifolia'	40-60cm	5L	Bushy: 3 brks: C	3/m ²
25 No.	Buddleja davidii	60-80cm	5L	Branches: 5 brks: C	3/m ²
61 No.	Choisya 'Aster Pearl'	30-40cm	5L	Bushy: 6 brks: C	3/m ²
40 No.	Cornus alba 'Spathi'	60-80cm	5L	Branches: 4 brks: C	2/m ²
7 No.	Cotinus coccinea 'Royal Purple'	60-80cm	10L	Branches: 5 brks: C	1/m ²
28 No.	Euonymus fortunei 'Emerald 'n' Gold'	25-30cm	5.7.5L	Bushy: 9 brks: C	3/m ²
143 No.	Euonymus fortunei 'Silver Queen'	20-30cm	5L	Bushy: 7 brks: C	3/m ²
32 No.	Hebe 'Red Edge'	40-60cm	5.7.5L	Bushy: 7 brks: C	3/m ²
110 No.	Hebe rakainensis	5-7.5L	Bushy: 7 brks: C	3/m ²	
6 No.	Hebe rakainensis	5-7.5L	Bushy: 7 brks: C	2/m ²	
44 No.	Hypericum moserianum 'Tricolor'	40-60cm	5.7.5L	Bushy: 7 brks: C	3/m ²
13 No.	Laurus nobilis	150-175cm	30.35L	Ball on Stem: Topiary Half Standard: Ball diameter 50-60cm: C: Clear Stem 90-120cm: Neatly Clipped	Counted
221 No.	Lavandula angustifolia 'Hidcote'	20-30cm	5L	Bushy: 7 brks: C	3/m ²
2 No.	Magnolia stellata	100-125cm	25L	Branches: 5 brks: C	Counted
15 No.	Pachysandra terminalis 'Green Carpet'	30-40cm	5L	Several Shoots: 11 brks: C	3/m ²
16 No.	Philomela frutescens	30-40cm	5.7.5L	Branches: 5 brks: C	3/m ²
11 No.	Rosmarinus officinalis 'Miss Jessop's Upright'	40-60cm	10L	Bushy: 7 brks: C	3/m ²
33 No.	Rosmarinus officinalis 'Severn Sea'	40-60cm	5L	Bushy: 5 brks: C	3/m ²
11 No.	Ruscus aculeatus	30-40cm	3L	Several Shoots: 3 brks: C	4/m ²
82 No.	Santolina chamaecyparissus	30-40cm	5L	Bushy: 8 brks: C	3/m ²
44 No.	Sarcococca confusa	25-30cm	5.7.5L	Bushy: 9 brks: C	3/m ²
69 No.	Skimmia japonica 'Kew White'	30-40cm	5L	Bushy: 4 brks: C	3/m ²
8 No.	Spiraea japonica 'Goldflame'	30-40cm	5.7.5L	Bushy: 7 brks: C	3/m ²
95 No.	Viburnum davidii	30-40cm	5.7.5L	Bushy: 4 brks: C	3/m ²
26 No.	Viburnum tinus 'Eve Price'	30-40cm	5L	Bushy: 5 brks: C	3/m ²
126 No.	Vinca minor	5-7.5L	Several Shoots: 5 brks: C	3/m ²	
6 No.	Vinca minor	5-7.5L	Several Shoots: 5 brks: C	2/m ²	

Total: 1319 No.

FERNS

Number	Plant Name	Container	Specification	Density
36 No.	Dryopteris filix-mas	3L	Full Pot. C	2/m ²

Total: 36 No.

TOPIARY

Number	Plant Name	Height	Container	Specification	Density
13 No.	Laurus nobilis	150-175cm	30-35L	Ball on Stem: Topiary Half Standard: Ball diameter 50-60cm: C: Clear Stem 90-120cm: Neatly Clipped	Counted

Total: 13 No.

GRASSES

Number	Plant Name	Height	Container	Specification	Density
1348 No.	Carex buchananii	40-60cm	5L	Full Pot. C	5/m ²

Total: 1348 No.

Revisions

No.	Date	Description
A	04.08.15	Changes to Plant Schedule
B	07.08.15	New layout / planting amendments

Title: Detailed Planting Proposals
3 of 2

Project: Holford Park, Bicester parcel 5
Client: Dorchester Living
Date: 1 June 15
Scale: 1:50000 AD
Drawing No: I619 A04 B
Rev: 04

LIZ LAKE ASSOCIATES