SPECIFICATION N MEASURED WORKS ICATION \Box itten

to site. supplied tinstruction.

12 to No

below pavement or grass levels to averany spillage onto pavements or lawn N.B. no substitution of mulch type who acceptable. It is essential to ha no-fines, large particled, brown we chip to reduce weed growth, reduce who low and prevent rapid break down.

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 I metre wide, 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. If the bed is sealed with concrete to the steel with concrete to determine if footings are excessive and can be reduced or else, the bed can con be reduced or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where the width is not a drawn, the contractor shall recultiviate them to the specified width at his own expense.

B) Ground preparation

1. Pre-planting herbicide application:
Apply by switable spraying aparatus, an approved translocated systemic herbicide to the manufacturers instructions and to 1997 Control of Pesticides Regulations and 2003 CIDSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are represent. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivotion, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any danage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material

2. Carry out the following works to the existing topsoil on site to ensure it Conforms to BS 3882:2007, being free from rocks larger than 50m diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of fisons 'Neutrocotte' slow release fertilizer, in accordance with the manufacturers instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 meters in width, break up the subgrade and subsoiler or ripper at 500mm centres to a depth of 500mm, xcept where there are services, or within 10 meters of tree stems or 3 meters of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered.

5. Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882; 2007, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than greater than 20% clay. Such soil shall be cultivated as set out above. Representative samples shall first be approved by the landscape architect before being

1. All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification for the preparation of existing topsoil and required depths for 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. In 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 substitution by the landscape architect has been received. All plants shall be true to size specified in the schedule of plants and associated notes, (3) pots are 19cm diameter and 15cm deep). All shrubs, (other than ground cover), shall be 400-600mm height and spread, or otherwise specified for the pot size by the HIA National Plant Specification and be bushy, healthy, disease free 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 all ing below this standard, in the sole opinion of the inspecting landscape architect, shall be lifted and replaced at the contractor's expense.

3. All shrubs, herbaceous plants, whips and transplants shall be watered in on the planting with 20 litres per square metre. Irees shall be watered in with the selection of the same plants of the same per tree position. Water thereafter during the contract period at weekly intervals with 30 litres of the same period at weekly intervals with 30 litres of the same period at weekly intervals with 30 litres of the same period at weekly intervals with 30 litres of the same period at weekly intervals with 30 litres of the same period at weekly intervals with 30 litres of the same period at weakly intervals with 30 litres of the same period at weakly intervals with 30 litres of the same period at weakly intervals with 30 litres of the same period at weakly intervals w

shrubs, with "S" drawn after the climber name, shall be trained to the wall/fence by means of 125mm long stainless steel eye screw fittings. Position 1No. at 250mm from ground, and 1No. 250mm from top of the wall/fence, and string the wire tightly between the fixings. Train the climber to the wire tightly between the fixings. Train the climber to the wire tightly between the fixings. Train the climber's name (in specially prepared pits or general shrub beds) shall be trained to walls/fences with plastic coated garden wire tags.

7. Twining varieties of climber, with specially prepared pits or general shrub beds) shall be trained to walls/fences with preservative wood stain screws 125mm long (to be approved), incorporating 50mm cube wood spacing blocks to ensure that the panel is mounted sufficiently far from the wall/fence to allow twining of stems. Ensure that all timber is pressure that the panel is mounted with a non phyto-toxic preservative and then painted with the ground. Train the climbing shrub the trellis with plastic coated garden wire tags.

8. Climbers specified outside proposed shrub beds shall have specially prepared climber pits fining shrub to the trellis with plastic coated garden wire tags.

8. Climbers specified outside proposed shrub beds shall have specially prepared climber pits of fining shrub to the trellis with plastic coated garden wire tags.

8. Climbers specified outside proposed shrub beds shall have specially prepared climber pits of fining shrub to the proposed shrub beds shall be sockfilled with the panel beds shall shall be sockfilled with the panel bed

1. When specified by the additional specification notes on this plan, supply and spread agrotextile weekstop Fabric' sheet mulch over planting beds, previously, cultivated, graded and fertilized topsoil before planting, and peg down with Weedstop pegs at a minimum of 500mm centres, (300mm at edges) and beds less than Im wide. Pegging this densely is essential to prevent flaps of material becoming exposed. Refer to the specification for Weedstop Fabric' sheet mulch on plan.

2. Following planting supply and spread evenly Melcourt Industries Rustic Biomulch' to a depth of 50mm, (75mm if no sheet mulch specified), over all planted areas. Finished mulch levels shall be no higher than 15mm

the extent of support from the site manager with ground preparation: ensure soil of all planting beds is graded to a level 65mm below adjacent grass or paved surfaces, (9)mm below where agro-textile set mulch is not specified), within 400-60mm of edges to ensure bark or wood chip mulches are retained. Where grass is proposed, then the soil level shall be flush (maximum 10mm below - but never proud) of adjacent paved surfaces, to receive rain water run off. The landscape contractor is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread topsoil to the recessed level. The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading subsoil and topsoil. Where beds are sloping, ensure that topsoil is graded to the specified levels below pavement & grass surfaces within 400mm of the edges of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch aloss not spill out on to pavements and also to allow surface water to drain from paths on to planted areas.

4. For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement level (or up to 10mm below), to allow surface water to drain from pavements to soft areas. Soil of grass areas should therefore never be proud of paved areas. Soil levels more than 10 mm below pavement edges will cause mower damage on cutting.

4. Proposed large feathered or standard trees to be true to the species, variety and size as specified on the planting plan, to include 1.6m chestnut stake 600m above ground and 1000mm kelow ground) and 1No. the with spacing device positioned 25mm maximum from the top of the post.

5. Turf to be of cultivated grade such as Rowlawn 'Medalion', or other of similar quality and source, approved by the landscape architect. The contractor shall replace at once any turf rejected by the landscape architect.

1. All workmanship and materials shall conform to the following codes:

A) General landscape
(excluding hard surfaces)

S 4428:1989)
B) Trees and S 6549:1990.
BS 3998:2012 (recommendations for tree works) unless otherwise specified Arboricultural Association - Standard Conditions of From nursery to independence in the landscape.
Specifications of Tree Works 1996.
C) Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled 'National Plant Specification entitled 'National Plant Specification entitled 'National Plant Specification entitled 'National Plant Specification 2001'.

Plant shall conform to trees and shrubs.
BS 3936-1:1992 Nursery Stock-Specification for trees and shrubs.
BS 3936-2:1990 Nursery Stock-Specification for populars and willows.
BS 3936-1:1985 Nursery stock-Specification for populars and willows.
BS 3936-1:1998 Nursery stock-Specification for popular and tubers.
BS 3936-1:1998 Nursery stock-Specification for popular and tubers.
BS 3936-1:1998 Nursery stock-Specification for popular and willows.
BS 3936-1:1998 Nursery stock-Specification for popular cover shrubs.
Committee for Plant Establishment thandling and establishing landscape blacks and submittee for Plant Establishment thandling and establishing landscape blacks and submittee for Plant Establishment thandling and establishing landscape plants 1996, Part 3, paragraphs 6.2 to B.

B) Glossary for Landscape Works BS 3936-10:1999 Nursery stock-Specifications 1997, part 3, paragraphs 6.2 to B.

B) Glossary for Landscape Works BS 3936-10:1999 Nursery stock-Specifications 1997, part 3, paragraphs 6.2 to B.

B) Glossary for Landscape Works BS 3936-10:1996 Nursery stock-Specification for Specification for Specification for S

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, COISHH Regulations 2003 and product COSHH sheet.

A) Tree protection

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 85 583% 2012 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, contamination of soil from spillages, scorching from fires and instability or stress from changes 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.

B) Ground work

1. Soil levels soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before instructing the ground worker to spread topsoil or the landscape contractor to commence work or the beds will become water logged in wet weather and the plants and turf will die.

2. Top soil spread from on site should be to the following minimum depths: d from

2. Top soil spread from on site should be to the following minimum depths:

Shrub beds: 350mm.

Grass areas 150mm.

allow for excavation of 415mm of the subgrade for shrub beds to leave beds form 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 should 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 BX 3882 2007, 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%.

유<u>동</u>1 C Hardworks, Hard works, hall be carri , unless otherwined out by the actor, and all

무 PLANTS

DRNAMENTAL MIXES

and

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. 2. All paths and edgings shall be set out properly to lines and radii, 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. the SPECIMEN QTY IMEN PLANTS
Y CODE
SNO. ACE AT
3NO. PHO PL
3NO. PHO TE
4NO. PHO YE
12NO. PIN M `₽ ANTS IN BEDS, GRASS OR GRAVEL
E PLANT NAME
CE ATR Acer palmatum 'Atropurpur
HO PUR Phormium tenax 'Purpureum
HO TEN Phormium "Yellow Wave"
IN MOP Pinus mugo 'Mops' m "Atropurpurea" ax "Purpureum" GRASS 呆 GRAVEL 100 100 100 100 100 100 100 100

CLIMBERS QTY 4No. 9No. CODE Hed Par tr: PLANT NAME n Hedera canariensis 'Gloire dk i Parthenocissus tricuspidata ' STOCK "S" C. G. "S" C. G. 15L 15ZE 17ZE

SEED MIXES

Ground lo. 100%

cover mix D Symphoricapos chenaultii

"Hancock"

C. G 10L

Imental mix i 20% Alc 20% Lav 20% Cho 20% Ros 20% Heb

PLANT NAME

| mix A
 Alchemilla mollis 'Ladys Mantle'
 Lavendula Hidcote
 Choisya ternata 'Sundance'
 Rosmarinus 'Miss Jessops Upright'
 Hebe 'Midsummer Beauty'

SIZE

SPACING

AREA S 2195m2

SEED MIX NAME 12 Area to be turfed

("Medallion" by Rowlawn Ltd, refer to

Measured Works Schedule)

NOTES AND ABBREVIATIONS:

Root-balled stock

FEATHERED TREES QTY CODE 9No. Bet j jac PLANT NAME Betula jacquemontii STOCK C. G. 15L FTH

STANDARD TREES

OTY CODE PL

3No. ACE NEG

6No. BET PEN

6No. MES GER

5No. MAL SYL

2No. PRU AVI

1No. PYR CHA

31No. SQR COM

6No. SQR SHE PLANT NAME
PLANT NAME
PLANT NAME
PEN Betula pendula
GER Mespilus Germanica Medlar'
SYL Malus sylvestris
AVI Prunus avium
CHA Pyrus calleryana 'Chanticleer'
CDM Sorbus x commixta 'Embley'
SHE Sorbus aucuparia 'Sheerwater See

dipped galvanized in accordance with BS EN ISDI460. 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 detergent and water and scrubbing with a scouring pad until all dirt. Garage white rust & sulphates have been removed & then allowed to dry thoroughly. Supply and paint Icosit 630° from sika Ltd (tel. 01707 37444) applied with a turkhead brush strictly in accordance with the manufacturers instructions CDSHH regulations and the product CDSHH sheet. Apply 2No. coats of paint with a day film thickness of 100 microns per coat. Apply paint only when galvanized surface is thoroughly 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 pound wanting, shall be stripped off, re-prepared and applied entirely at the decorating contractors own cost.

CONIFERS- (to k QTY CODE 28No. Pin s VY STANDARD Y CDDE 6No. ACE C 1No. LIQ S syl D TREES
PLA
CAM+ A
STY+ L be PLANT NAME | Pinus sylvestri planted PLANT NAME + Acer campestre + Liquidamber styraciflua apart) 45L FTH ULSAAH TASAD SIZE DFB MAX 12-14cm 17m 12-14cm 12m SIZE 200-250cm DFB 7m Ht WD 22m 16m

MULTI-STEM TREES QTY CODE 3No. BET JAC PLANT NAME utilis

-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 stack 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.

HEDGE CODE Vib Pru DGE PLANTING

Tin Viburnum Tinus 'Eve Pri
Ib PLANTING
Ib PLANTING
Ib PLANTING Price' 100

DRNAMENTAL QTY 93No. 529No. 1002No.

STICK SIZE

mix E (individual species to be p Prunus laurosus 'Otto Luyken' Lonicera nitida 'May Green' Hypericum 'Hidcote' Bergenia cordifolia 'Purpurea' planted Wort groups 3 05 5555 5555 \overline{c} 2255 2555

mix F (individual species to be planted in Pachysandra terminalis 'Green Carpet', Bergenia cordifolia 'Purpurea', Prunus luscitanica Euonymus fortunei 'Enerald n Gold' mix G (individual species to be planted in Berberis thunbergii 'Atropurpurea Nana' Choisya ternata 'Sundance', Photinia x fraseri 'Red Robin', Cornus alba Aucuba Japonica 3 or 9 욱 5) \overline{c} 5555 5555

37m2 28No. 28No. 28No. 28No. 28No. 26No. 56No. 56No. 56No. 56No. 32No. 32No. 32No. 37No. 3

Hebe 'Silver Dolar Stachys byzanthina Lavandula angustif Molina caerulea su

CCC

RY SPECIMEN SHRUBS/TREES PLANTED I CODE PLANT NAME 9No. TOP YEW Topiary Yew (Taxus b PLANTED IN BEDS,
v (Taxus baccata)

SIZE 180-210cm DF B

Container grown stock
 Open ground stock, to be planted Note = Feathered tree
 Standard tree
 Heavy Standard tree
 Extra Heavy standard tree
 Broad Leaf Evergreen

Nov

1st - March

jogi SIZE D 10-12cm 10-12cm 10-12cm 10-12cm 10-12cm 10-12cm 10-12cm DFB MAX Ht W m 6m 7m m 7m 14m 17m 8m 15m $\, \mathbb{J} \,$

DFB Max Ht WD SHC

building foundation

Litre container

"Jistance from Buildings" based on mir

"Maximum Height" of tree

"Nater Demand" of tree

Shrub Height Classification

A = < 600mm mature height

B = 600mm - 1.8m mature height

C = > 1.8m mature height

E = 3m - 3m mature height

E = 3m - 5m mature height

F = >5m mature height

Mote: Plants not classified within the

JBA understand shrubs to be def

with woody stems.

growth

n the JBA SHC are NOT designated as shrubs. defined as those plants of perennial habit

Limel ·light′

NATIVE HEDGE MIXES

QTY % PLANT NAME

77m Native hedge mix 1: double staggered
92No. 20% Corylus avellana
231No. 50% Crataegus monogyna
92No. 20% Viburnum opulus
46No. 10% Cornus sanguinea Xiw 3 mix A PLANTANAMEdual species to be planted in Heuchera microntha 'Palace Purple' Choisya ternata 'Sundance' Viburnum tinus 'Eve Price' Cornus alba 'Sibirica' **111** 3 05 5) 60-90cm 60-90cm 60-90cm 60-90cm C. G. C. G. C. G. S. D.C. S. D.C.K

337 347 3 3 nix B (individual species to be plan Hebe salicifolia Choisya ternata "Sundance" Pittosporum tenufolium "Purpureum" groups 3 9 3 9 0 0 0 0 0 친천천

25% 25% 25% 25%

2225 2022

STECK C. G. 1 C. G. 1 SPACING 1/m 1/m DFB MAX Ht WD 6m 18m L MAX Ht WD 6m ₩ 33 Ht 12m _ ₹

3 3 Daphne laureola 'Spurge Laurel'
Skinmia japonica 'Rubella'
Choisya 'Aztec Pearl'
Hypericum x hidcoteense 'St Johns
Euonymus 'Emerald and Gold' x C (individual sp Euonymus fortunii i Festuca glauca iEli Heuchera micrantha il species to be planted i ii 'Emerald Gaiety' Elijah Blue' ha 'Marmalade' ted groups 3 0r 555 555 25 TO 3/3/2 3/3/ 3/3/8

 \bigcirc JAMES BLAKE ASSOCIATES 2016

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

EE LINE SPECIES AMENDED IN LINE WITH COMMENTS RECEIVED 10M HISTORIC ENGLAND ON 13.3.18 BEHIND PLOTS 226-242 NDSCAPING AMENDED IN LINE WITH NEW LAYOUT AND TREE LI-ADDED BEHIND PLOTS 226-242. BAT BRICK POSITIONS HAVE EN REVIEWED. APING AMENDED IN LINE WITH PA ON 28.04.2016. AMENDED IN LINE WITH NEW LAYOUT . 24.04.2017 .

Highway Authority Approval Date ______

Do not scale from this drawing. Use written dimensions only. When shown relationst between slab levels and ground levels are to be checked on site. Any discrepancy or suggested modification be reported to Design and Engineering Director. Note: This drawing is the copyright of Bovis Homes Ltd.

HO

Bovis Homes Central Region Bromwich Court Highway Point Gorsey Lane Coleshill B46 1JU Tel: 01675 437 000 Fax: 01675 437 094 DX: 728340 Coleshill 2

Landscape Proposals Upper Heyford
Phase B3 Plant Schedule

n/a

CHECKED/DATE

26.06.15

HEYB3-03-101

E ₽

DATE