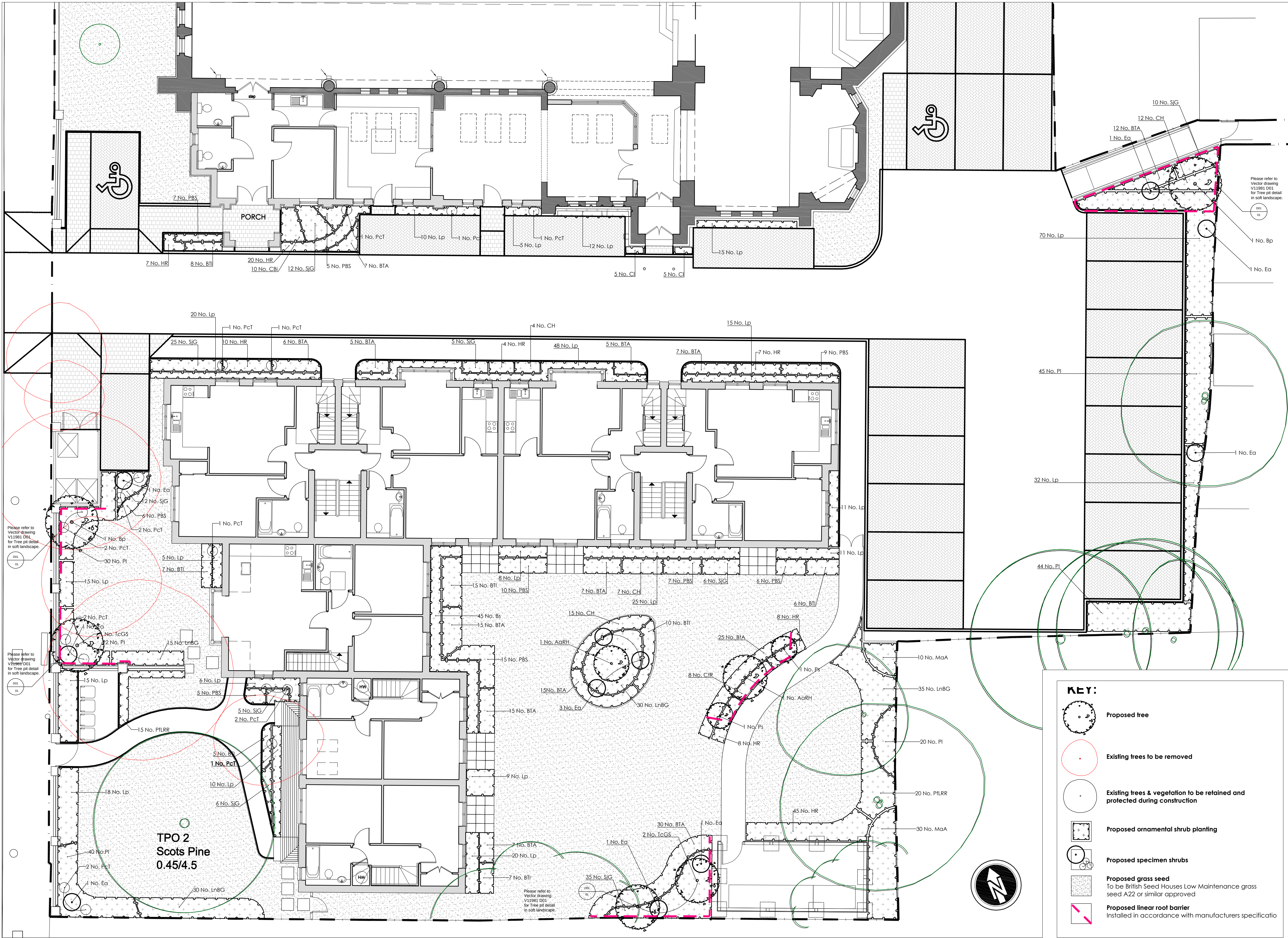




Notes:

Do not scale from this drawing, always work to noted dimensions. All given dimensions in mm unless otherwise stated.

The contractor is to check all dimensions and levels on site prior to commencing any work.

Any discrepancies should be reported to the CA immediately upon discovery.

The contractor should bring to the attention of the CA the presence of any services not identified on this drawing immediately upon discovery and await further instructions prior to carrying out any further works in the vicinity.

SOFT LANDSCAPE SPECIFICATION NOTES:

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL
Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove stones larger than 50mm.

TOPSOIL
To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882: 2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:
Areas for Ornamental Shrub Planting: minimum 450mm
Areas for Grass: minimum 150mm

CULTIVATION
Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all planted areas.

CLIMATIC CONDITIONS
Topsoiling should be carried out in the driest conditions possible. Cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT
Peat free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES
All trees within shrub beds to be planted in separate pits in accordance with tree planting details. Tree pit to be 1000mm depth including minimum 150mm thick drainage layer of well washed gravel with a geotextile layer separating growing medium from drainage layer. Pit bottom to be broken up to minimum depth of 250mm and sides to be scarified.
Trees to be backfilled with topsoil : tree planting compost 1:6 by volume. All plant material to comply with BS 3936 Part 1 :1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and the following methods should be implemented to secure them: All trees to be Platypus underground guying system or equal approved.

SHRUB PLANTING
All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with compost.

MIXES: To be arranged in groups of 3,5&7 with no two groups of the same species touching.

SUBSTITUTIONS
Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices. All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

TIMES OF YEAR FOR PLANTING
Landscape works to be carried out during the first possible planting periods following completion of the building and associated engineering works / car park areas in accordance with the following:
Native and ornamental trees: During dormant winter period - Late October to late March
Bare root native transplants: During dormant winter period - Late October to April
Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favorable.

MULCH
75mm depth of 8-35mm ornamental bark mulch to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

WATERING
During 18month establishment period all newly planted shrubs to be watered routinely with frequency adjusted according to time of year and rainfall. Ground conditions to be monitored regularly during initial establishment period. All Trees to be watered routinely using irrigation pipe installed and monitored to ensure sufficient watering for trees healthy establishment.

MAINTENANCE
All planting areas to be maintained to a high standard for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. The site is to be visited at minimum once per month. Any defects or plant losses occurring in the first 12 months to be replaced at the contractors expense. All planting beds to be re-firmed and kept weed free through hand weeding and application of approved herbicide where appropriate. The specified thickness of mulch is to be maintained. The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary. Shrubs to be pruned at appropriate times of year to promote healthy growth and desirable ornamental features. All arisings to be removed. Watering should take place as necessary to ensure establishment and continued success of all planting.

KEY:

- Proposed tree
- Existing trees to be removed
- Existing trees & vegetation to be retained and protected during construction
- Proposed ornamental shrub planting
- Proposed specimen shrubs
- Proposed grass seed
To be British Seed Houses Low Maintenance grass seed A22 or similar approved
- Proposed linear root barrier
Installed in accordance with manufacturers specification

SPECIMEN TREES						
SPECIES	Girth (cm)	Root Cond	Form	Height (cm)	Clear Stem (cm)	
AARH Amelanchier arborea 'Robin hill'	14 - 16	RB	EHS	Min 450	Min 200	
Ps Prunus serrula	/	RB	Multi stemmed	425-600	Min 3 stems	
TcGS Tilia cordata 'Green Spire'	18 - 20	RB	EHS	600 - 650	Min 200	
Pk Prunus kanzan	18 - 20	RB	STD	400 - 500	Min 200	
Bp Betula Pendula	18 - 20	RB	EHS	Min 450	Min 200	

SPECIMEN SHRUBS					
Ea Euonymus alatus	C	10L	60 - 80	as shown	Branched
PcT Phormium cookianum 'tricolour'	C	15L	60 - 80	As shown	Triple crown

ORNAMENTAL SHRUBS / HERBACEOUS PLANTING						
SPECIES	Root Cond	Size / Litres	Height (cm)	Density m ²	Specification	
PI Prunus Laurocerasus 'Otto luykens'	C	3L	20 - 30	5/m ²	Bushy, Min 5 breaks	
HR Hebe rakaiensis	C	3L	30 - 40	5/m ²	Bushy	
BTI Berberis thunbergii	C	3L	30 - 40	5/m ²	Bushy	
PBS Perovskia 'Blue Spire'	C	5L	/	5/m ²	Vegetative / seed propagated	
CH Cotoneaster horizontalis	C	2L	60 - 80	5/m ²	Triple crown	
SjG Spiraea japonica 'Goldflame'	C	3L	30 - 40	4/m ²	Bushy	
BIA Berberis thunbergii 'Aurea'	C	3L	30 - 40	5/m ²	bushy	
CBI Carex buchananii	C	3L	60 - 80	5/m ²	Bushy	
CI Crocosmia lucifer	C	5L	60 - 80	3/m ²	seed propagated	

LnBG Lonicera nitida 'Baggesen's Gold'	C	3L	40 - 60	4/m ²	Bushy
CtR Ceanothus thyrsiflorus 'Repens'	C	2L	10-20	5/m ²	Bushy
MaA Mahonia aquifolium 'Apollo'	C	2L	20 - 30	4/m ²	Branched
PIRR Photinia x fraseri 'Little Red Robin'	C	2L	30 - 40	4/m ²	6 breaks
Lp Lonicera Pileata	C	2L	30 - 40	4/m ²	Bushy

Project Title	CHURCH EXTENSION & RESIDENTIAL DEVELOPMENT TILEHURST ST GEORGES CHURCH ST GEORGES ROAD READING	Drawing Title	Landscape Plan
Client	STONEWATER	Job-Dwg No	V11981_L01
Status	PLANNING	Rev	A
Scale	1:100	Drawing Size	A1
Drawn By	JM	Checked By	AS
		Date	27/11/15

22/01/16 A Revised in accordance with as Natural Environment officers comments ref c1 (13/01/16)

JMC Drawn

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