

SOFT SPECIFICATION NOTES

Proposed Tree Planting

To be planted in the first available planting season after construction as root balled stock. Tree pit dimensions are subject to soil conditions, soil report provided by Agronomist and rootball size. Tree pit sizes are to be agreed with Landscape Architect prior to excavations and inspected by the Landscape Architect prior to planting. All tree pits and trenches to have irrigation pipe and cap, 150mm depth aggregate drainage layer with geotextile separation layer and horticultural grade sand to support root ball with sides and base of tree pit to be broken up. Tree pit construction detail to be submitted to LPA for approval. Trees within hard landscape areas to have Silvercane tree pit or similar and approved.

- The retention of existing topsoil to be with supplementation of imported topsoil to BS 3882:2015 'Multipurpose'. The tree pit shall be backfilled with previously prepared topsoil excavated from the pit and additional topsoil as required.
- All backfilled material is to include an organic slow release fertilizer dependent on soil test and agronomist recommendations.
- Tree pit process of 200mm depth to BS 4033: 1989 'Recommendations for Transplanting Root-Balled Trees' for length of process of 200mm depth. For trees under this size two untreated overhead stakes at min 750mm height above finished soil level. The stem of the tree should be fixed in place with 'T'ons' trees or similar and approved. Ties and stakes to be checked and adjusted cross beam every six months or after periods of strong wind and rain.
- All open space areas where tree planting is proposed to be fenced off with temporary fencing to ensure soil structure is not compacted or degraded during construction.
- All trees to be protected with trimmer guards.
- Base of trees in soft landscape to receive well rooted wood chip or bark mulch.
- All trees are to have suitable root barrier placed around the whole perimeter of the planting bed. Contractor to provide details of root barrier for confirmation of suitability for application by Engineer prior to installation. Contractor to satisfy themselves with locations of all services prior to excavation of tree pits and installation of root barriers. Tree pit root barrier to be installed to all tree pits and trenches within 3m of any underground service route. Barrier material to be agreed. Contractor to confirm locations of all services prior to implementation.

Tree Pit Guidelines

- Final tree pit size will vary dependent on size of rootball and tree stock.
- See guidance notes below. Landscape Architect to inspect tree pits prior to planting.

Tree pit size guidelines:		
Tree size	Rootball Size	Tree pit size (length, width, depth)
16-18 cmg	50x50cm	80x80x65cm
18-20 cmg	60x60cm	80x80x75cm
20-25 cmg	70x60cm	90x90x75cm

- Additional support for trees may be required if ground conditions become too wet for ground anchors to provide support.
- Final location of trees is subject to location of services that are to be confirmed by engineer.
- Base and sides of tree pit to be broken up.

Proposed Ornamental Shrub / Perennial Planting

To be planted in a minimum of 300mm depth of either existing retained or approved topsoil to BS 3882:2015 'Multipurpose' in the first available planting season after construction.

All shrubs are to be planted as container stock unless otherwise specified (2.5 or 10 litre), all stock is to be well rooted into the container but not pot bound.

All shrubs are to be planted with a slow release organic fertilizer (Vimax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Proposed Climbing Plants

To be planted in a minimum of 300mm depth of either existing retained or approved topsoil to BS 3882:2015 'Multipurpose' in the first available planting season after construction. All climbing plants are to be planted as container stock unless otherwise specified, all stock is to be well rooted into the container.

All climbing plants are to be planted with a slow release organic fertilizer (Vimax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless otherwise specified. All climbing plants are to be supported using wire eyes and plastic coated steel wire, climbers are to be secured using plastic coated spikes.

Proposed Hedge Planting

To be planted in a minimum of 300mm depth of either existing retained or approved topsoil to BS 3882:2015 'Multipurpose' in the first available planting season after construction.

All shrubs are to be planted as container stock unless otherwise specified (5 litre or trough), all stock is to be well rooted into the container. All hedges are to be planted in double staggered rows.

All shrubs are to be planted with a slow release organic fertilizer (Vimax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Planting Guidelines

- All planting and landscape operations should comply with the requirements specified in BS 3938:1992 'Nursery Stock' (part One) and BS 3938:1992 (part Two) for General Landscape Operations' (excluding hard surfaces).
- When planting trees, shrubs and all other plants, the following guidelines should be followed:
 - Imported only if sufficient quantities on site
 - If imported all topsoil and hedges to conform to BS3882:2007 'Specification and Requirements for Use'.
 - All topsoil used for planting to be tested by an approved Topsoil Analyst and any required amelioration or soil improvements to be carried out in line with Analyst's report.
 - All fertilizers are to be applied or supervised by qualified staff to avoid the action of phytotoxicity/s.
 - Nurseries to provide protocols for ensuring that plant stock is free of invasive species.
 - No planting is to be carried out when the site is covered by frost.
 - Irrigation of plant material to be carried out during periods of drought will be required to ensure successful establishment of all plant stock.
 - All new planting to be protected from mammal grazing by individual guards or stock proof fencing.
 - If planting is to be carried out during the growing season, all bareroot / rootballed plant stock is to be substituted with containerised stock. Specification to be agreed with Landscape Architect prior to ordering and implementation.

Maintenance Notes - Overview

- Establish landscape maintenance and management plans for each development phase to be submitted to the LPA for approval
- All landscaped areas are to be maintained for 12 months during the defect period by the landscape contractor. After which the landscape is to be maintained by the Landscape Maintenance company for a minimum period of 5 years in accordance with landscape management plan.
- Planting to be protected from mammal and human damage by stock proof fencing.
- All planted areas to be kept clear of weeds at all times throughout maintenance period.
- Planted areas to be toried through regularly to keep soil loose and aerated.
- All litter and debris to be removed from landscaped areas and carted off site.
- Plants pruned as instructed by the Landscape Architect to promote healthy growth and to remove dead and diseased wood.
- Watering as required to maintain healthy growth.
- Any species that dies or fails to establish in the first five years should be replaced by an identical species, or alternative species as agreed with LPA.
- Remove dead plant stock and guards.

Additional Notes

- Existing levels to be preserved around existing trees and vegetation to be retained.
- Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012 'Trees in Relation to Design, Demolition and Conservation Recommendations'.
- Any necessary tree works to be carried out by an approved tree surgeon to BS 3998:2010 'Recommendations for Tree Works'.
- For all arboricultural issues refer to survey and reports carried out by tree/fabrik.
- Final location and tree species selection will be subject to services report and foundation depths to be provided by Engineer.
- Planting within visibility splays to include ground cover plants only and to be maintained at 600mm high.

fabrik

Letten House
100 Letten Road
Alton
Hampshire
GU24 1HG
T : 01420 595250
E : alton@fabrik.com
W : www.fabrik.com

Notes

- This drawing is the property of fabrik Ltd. It must not be copied or reproduced without written consent.
- Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing.

Planting Schedule P3B2

TREES					
Number	Abbreviation	Species	Girth	Height	Specification
5- -	ACS	Acer campestre 'Streetwise'	16-18cm	425-500cm	4x Clear Stem min. 200 g bks Counted
12- -	AG	Alnus glutinosa	14-16cm	425-500cm	Extra Heavy Standard 3x Counted
1- -	Bpe	Betula pendula	8-10cm	250-300cm	Clear Stem 175-200 Standard Counted
11- -	Bpe	Betula pendula	16-18cm	425-500cm	Extra Heavy Standard 3x Clear Stem min. 200 Counted
7- -	Bpe	Betula pendula	14-16cm	350-425cm	Heavy Standard 3x Clear Stem Counted
1- -	Buj	Betula ulula jacquemontii	12-14cm	350-425cm	mm. 200 BR Counted
9- -	Buj	Betula ulula jacquemontii	12-14cm	350-425cm	Heavy Standard 3x Clear Stem Counted
20- -	COFF	Cornus beaulieu 'Frans Fontaine'	16-18cm	425-500cm	Extra Heavy Standard 3x Clear Stem 175-200 Screen Counted
5- -	Co	Cornus beaulieu (bleached or boxed)	25-30cm	350-425cm	Clear Stem 175-200 Counted
3- -	Lat	Liquidambar styraciflua	16-20cm	425-500cm	bleached Clear Stem 175-200 Counted
1- -	PCC	Pyrus calleryana 'Chanticleer'	20-25cm	425-500cm	RE Clear Stem 175-200 Counted
1- -	Sa	Sorbus aucuparia	16-18cm	300-350cm	Sanh-Mature Clear Stem min. 200 Counted
8- -	Ta	Tilia euclatoria	16-20cm	300-350cm	Sanh-Mature Clear Stem min. 3m Counted
Total :84- -					
SPECIMENS					
Number	Abbreviation	Species	Girth	Height	Specification
3- -	CSMF	Cornus sanguinea 'Midwinter Fire'	60-80cm	80-100cm	5 bks Branched Counted
1- -	Fj	Fatsia japonica	80-100cm	80-100cm	Bushy Triple crown Counted
3- -	Ln	Launus nobilis	60-80cm	150-175cm	Triple crown Counted
25- -	Psu	Pinum Sundowner'	60-80cm	150-175cm	Cone Counted
1- -	Tb	Taxus baccata (cone)	150-175cm		Counted
Total :33- -					
SHRUBS					
Number	Species	Height	Pot Size	Specification	Density
45- -	Aucuba japonica 'Rozanne'	30-45cm	C3	Bushy 6 bks	40m²
85- -	Bauder Sedum Blanket XF300			Refer to sedum mix for details	10m²
29- -	Berberis thunbergii 'Atropurpurea'	125-150cm	C5		50m²
32- -	Carex elata 'Blue Mound'	40-60cm	0.2L	Bushy 6 bks	40m²
24- -	Carex elata 'Blue Mound'	40-60cm	C5	Bushy 6 bks	40m²
44- -	Ceanothus thyrsiflorus 'repens	40-60cm	C5	Bushy 7 bks	40m²
189- -	Choisy 'Azur Pearl'	40-60cm	C5	Bushy 6 bks	30m²
19- -	Cistus corylis	40-60cm	C5	Bushy 7 bks	40m²
444- -	Cornus sanguinea 'Midwinter Fire'	40-60cm	C3	Branched 3 bks	50m²
158- -	Cornus stolonifera 'Flavimae'	60-80cm	C10	5 bks Branched	30m²
330- -	Cornus stolonifera 'Flavimae'	40-60cm	C5-7.5	Bushy 6 bks	50m²
279- -	Eumonymus fortunei 'Emerald Gaiety'	30-40cm	C3	Bushy 6 bks	50m²
51- -	Fatsia japonica	30-40cm	C3	Bushy 7 bks	50m²
280- -	Hebe 'Emerald Green'	30-40cm	C5	Bushy 7 bks	50m²
413- -	Hebe 'Mrs Winder'	20-30cm	C3	Bushy 5 bks	40m²
52- -	Hebe 'Red Edge'	30-40cm	C5	Bushy 7 bks	40m²
191- -	Hebe 'Subterfanti'	40-60cm	C5	Bushy 9 bks	50m²
91- -	Hebe rakensis	30-40cm	C5	Bushy 7 bks	50m²
103- -	Hydrangea quercifolia 'Snow Flake'	40-60cm	C5	3 bks Branched	40m²
287- -	Lavandula angustifolia 'Hidcote'	40-60cm	C5	Bushy 8 bks	40m²
401- -	Loncera nilla 'Waldgurt'	40-60cm	C3	Bushy 8 bks	40m²
43- -	Monarda aquilum 'Apoll'	40-60cm	C5	Branched	40m²
64- -	Nandina domestica	40-60cm	C3	Bushy 5 bks	40m²
49- -	Osmaratus delavayi	30-40cm	C3	Bushy 7 bks	40m²
548- -	Pachysandra terminalis 'Green Carpet'	10-20cm	C3	7 bks Branched	70m²
72- -	Philadelphus hybrid 'othermine	40-60cm	C5	Branched	40m²
12- -	Picea nissen 'Red Robin'	30-40cm	C5	Bushy	40m²
82- -	Picea nissen 'Red Robin'	30-40cm	C5	Bushy	40m²
180- -	Potentilla fruticosa	35-40cm	C5	Bushy	50m²
613- -	Prunus laurocerasus 'Oho Luyker'	40-60cm	C5	Bushy 5 bks	40m²
84- -	Rosmarinus off. Miss Jasson's Upright	30-40cm	C3	Bushy 4 bks	40m²
50- -	Salix viminalis	20-30cm	3L	Branched 2 bks	50m²
89- -	Santolima pinna nea 'Edward Bowles'	20-30cm	3L	Bushy 7 bks	30m²
102- -	Sarcococca confusa	30-40cm	C5	Bushy 5 bks	40m²
162- -	Skimmia confusa 'Kew Green'	40-60cm	C5	Bushy 5 bks	50m²
37- -	Skimmia japonica 'Rubele'	40-60cm	C5	Bushy 4 bks	50m²
787- -	Viburnum davidii	30-40cm	C5	Bushy 4 bks	40m²
245- -	Viburnum davidii	30-40cm	C5	Bushy 4 bks	40m²
18- -	Vinca minor 'Alba'	20-30cm	C3		50m²
Total :7150- -					
HEDGING					
Number	Species	Height	Pot Size	Specification	Density
12-16- -	Ligustrum ovalifolium	60-100cm	C15	Bushy 11 bks	0.50Cr Double Staggered at 0.3m offset
Total :1218- -					
HERBACEOUS					
Number	Species	Pot Size	Specification	Density	
46- -	Bergenia 'Bressanopam White'	C3	Full Pot	70m²	
379- -	Carex oshimensis 'Evergold'	C3	Full Pot	50m²	
134- -	Heuchera Blackbird'	C3	Full Pot	70m²	
100- -	Liloupe muscari	C3	Full Pot	50m²	
88- -	Tillima grandiflora	C3	Full Pot	50m²	
Total :747- -					
CLIMBERS					
Number	Species	Height	Pot Size	Specification	Density
1- -	Lonicera 'Halls Prolific'	150-200cm	15-20L	Several Shooks	Counted
16- -	Parthenocissus quinquefolia	100-150cm	C15	5 bks: Several shooks	Counted
Total :17- -					
MARGINAL / AQUATICS					
Number	Species	Pot Size	Specification	Density	
37- -	Carex elata	0.2L		50m²	
Total :37- -					
GRASSSS					
Number	Species	Pot Size	Specification	Density	
51- -	Festuca glauca	C3		50m²	
Total :51- -					
SEDUM MATTING					
Number	Species	Pot Size	Specification	Area	
89- -	Bauder Sedum Blanket XF300		Refer to sedum mix for details	84.0619m²	
Total :89- -					
Total :84.0619m²					

BANKSIDE MARGINAL MIX

Number	Species	Specification	Density	Mix Species Contribution
211- -	Bidens umbellatus	50m²	20%	
211- -	Carex elata	50m²	20%	
211- -	Extra Heavy Standard 3x	50m²	20%	
211- -	Clear Stem 175-200 Standard	50m²	20%	
211- -	Clear Stem 175-200 Standard	50m²	20%	
211- -	Clear Stem 175-200 Standard	50m²	20%	
Total :1005- -				
Total :100%				

NATIVE WOODLAND EDGE MIX

Number	Species	Specification	Density	Mix Species Contribution
56- -	Cornus sanguinea	1+1 Branched 2 bks 30m²	5%	
163- -	Corylus avellana	1+1 Branched 30m²	15%	
539- -	Carex monogyna	1+1 Branched 30m²	50%	
163- -	Potamogeton pinnatifidus	1+1 Branched 30m²	15%	
24- -	Rosa arvensis	1+1 Branched 30m²	2%	
34- -	Rosa arvensis	1+1 Branched 30m²	5%	
109- -	Sambucus nigra	1+1 Branched 2 bks 30m²	10%	
Total :1008- -				
Total :100%				

SHALLOW WATER MARGINALS

Number	Species	Specification	Density	Mix Species Contribution
51- -	Calluna vulgaris	30m²	10%	
100- -	Mentha aquatica	30m²	20%	
100- -	Mentha aquatica	30m²	20%	
100- -	Myosotis scorpioides	30m²	20%	
100- -	Sagittaria sagittifolia	30m²	20%	
51- -	Veronica beccabunga	30m²	10%	
Total :302- -				
Total :100%				

Bauder Sedum Blanket XF300

Indicative Sedum mix

- Sedum aze
- Sedum album - 'hells d' l'neuro
- Sedum album - coral carpet
- Sedum ewersiae
- Sedum kamtschaticum - 'ellipsanthum
- Sedum kamtschaticum - 'wenstephaner gold
- Sedum montanum orientale
- Sedum pulchellum
- Sedum pulchellum (heaxum)
- Sedum saxatiale
- Sedum spurium - 'mesentherium = Delostema
- Sedum spurium - 'mesentherium = hallii
- Sedum verticillatum

Legend

- Phase boundary
- Existing trees to be retained
- Refer to arboricultural report and proposed earthworks
- Existing trees to be removed
- Refer to arboricultural report and proposed earthworks

Proposed Tree planting

No 1 - Refer to tree pit detail D2307 L403
No 2 - Refer to tree pit detail D2307 L404
No 3 - Refer to tree pit detail D2307 L244

Proposed specimen shrub planting

Spec: Refer to plant schedule for details

Proposed ornamental hedge planting

Spec: Refer to plant schedule for details

Proposed shrub & groundcover planting

Size/Spec: Refer to plant schedule for details

Proposed Native Shrub Mix

Size/Spec: Refer to plant schedule for details
Spec: Refer to plant schedule for details
even but natural distribution throughout the planting area with smaller species towards the front. Size/Spec: Refer to plant schedule for details

Proposed Climber

Size/Spec: Refer to plant schedule for details

Grass Type 1 - Turf

NBS: 030 / 400A

Grass Type 2a - Amenity Grass

NBS: 030 / 310

Grass Type 3 - Grassland for Shade

NBS: 030 / 311

Grass Type 4 - Grassland for Damp areas

NBS: 030 / 311A

Grass Type 5 - Meadow Grass

NBS: 030 / 311B

Ground Geo-stabilisation

Area to be hydro seeded with required grass seed mix refer to engineers for specification of geo-grid

Retain and repair existing grassland

Refer to corresponding tree pit details

Sedum roof

Product: XF 300 Supplier: Bauder

Underground Soil Cell