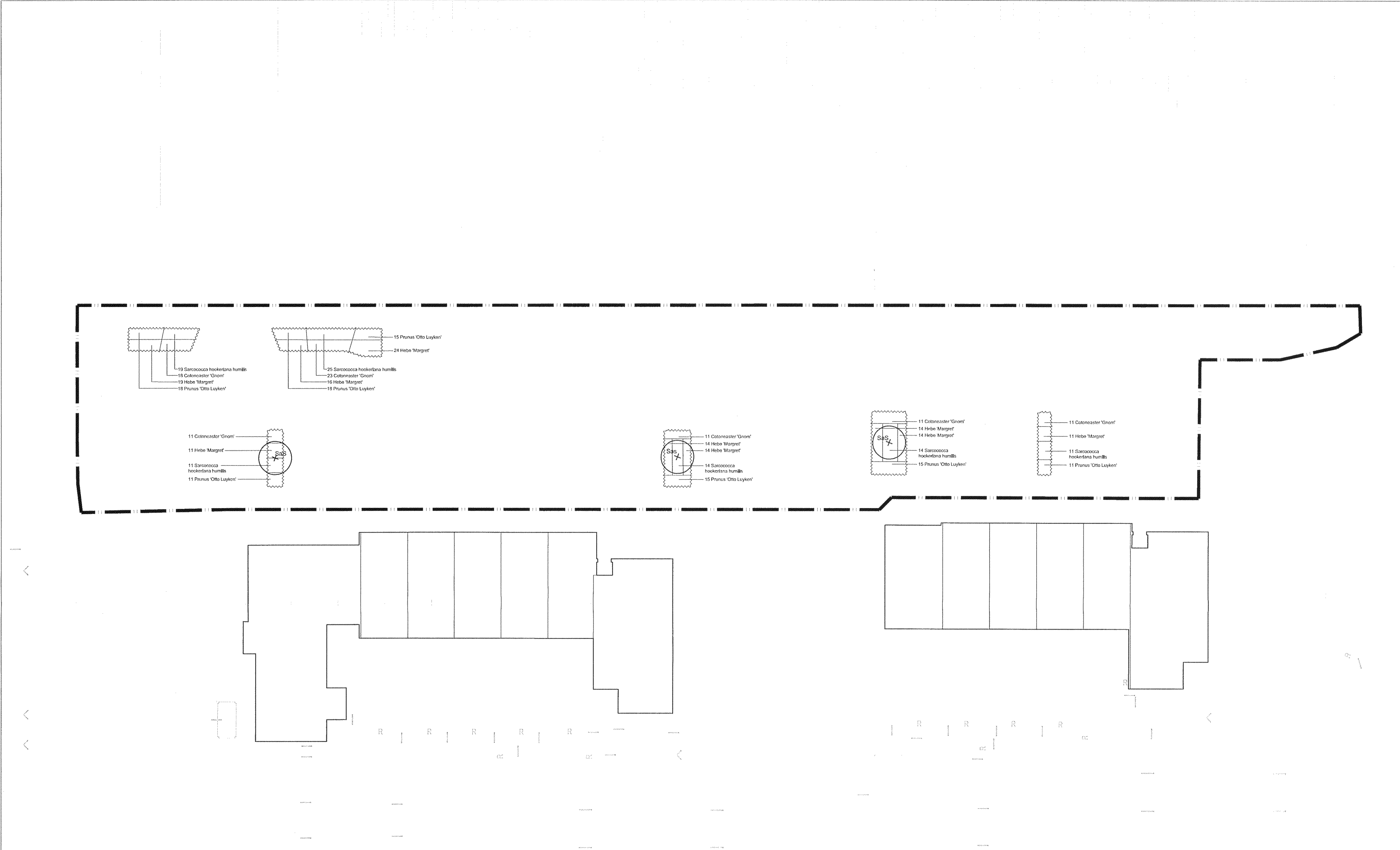
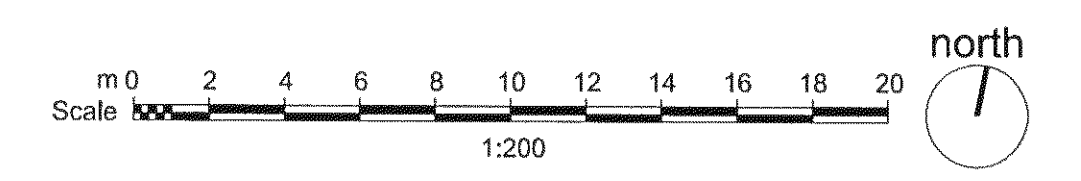




Notes

1. This drawing is the property of fabrik ltd. It must not be copied or reproduced without written consent.
2. 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.



A	02.12.14	Review of tree species, changing from Tilia cordata to Sorbus aucuparia 'Streetwise'	ah
No.	Date	Reason	Name
Revisions			
External References:			
• D1885 North Bersted, Dognor Road, West Sussex\Drawings\Berkeley\Recd 14 11 15\MODEL XREF3DX_Mstropolis - R.dwg			

Plant Schedule				
Typical Tree Planting				
Species	Density	Size/Spec	Condition	Qty

Sorbus aucuparia 'Streetwise'	As shown	16-20cm/2m clear stem	RB	3
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Typical Shrub Planting				
Species	Density	Size	Condition	Qty

Cotoneaster 'Gnom'	5/m²	5L	CG	85
Hebe 'Margit'	5/m²	5L	CG	137
Prunus 'Otto Luyken'	5/m²	5L	CG	103
Sarcococca hookeriana humilis	5/m²	5L	CG	94

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 150mm deep 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 500mm tree pit or similar and approved.

- All topsoil to conform to BS 3882:2007 '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 support to be underground anchors to BS 4043: 1989 'Recommendations for Transplanting Root-Balled Trees' for trees in excess of 20cm girth. For trees under this size two untreated softwood stakes at min 7.5cm diameter @ 230 cm length driven into the ground to either side of the rootball, top of stake to min 750mm height above finished soil level. The stem of the tree should be fixed in place with 'Toms' tree ties or similar and approved. Ties and stakes to be checked and adjusted every six months or after periods of strong wind and rain.
- 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.
- 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 stemmer guards.
- Base of trees in soft landscape to receive well rotted wood chip or bark mulch.

Proposed Ornamental Shrub / Perennial Planting

To be planted in a minimum of 300mm depth approved topsoil to BS 3882:2007 'Multipurpose' in the first available planting season after construction.

All shrubs are to be planted as container stock unless otherwise specified (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 to a NPK ratio of 4.5-2.0-7.7+0.8%mg (table 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 3936:1992 'Nursery Stock' (Part One) and BS4428:1998 'Code of Practice for General Landscape Operations' (excluding hard surfaces).
 - All topsoil and tending to conform to BS3882:2007 'Specification for Topsoil 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.
 - 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 containerized stock. Specification to be agreed with Landscape Architect prior to ordering and implementation.

- Maintenance Notes - Overview**
- Refer to Landscape and open space strategy for programme of operations. Detailed landscape maintenance and management plans for each development phase to be submitted to the LA for approval.
 - All landscaped areas are to be maintained for 24 months following practical completion of the phase or until the plants have established, all tree planting to be maintained for 36 months.
 - 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 forked 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.

- 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 Construction Recommendations'.
 - Any necessary tree works to be carried out by an approved tree surgeon to BS 3998:2010 'Tree Works - Recommendations'. For all arboricultural issues refer to survey and reports carried out by Treefabrik.
 - Final location and tree species selection will be subject to services report and foundation depths to be provided by engineers.
 - Edge treatment to deter casual parking to include straight / ballnose kerb 600mm wide reinforced grass / soil system with mound or ditch beyond. Reinforced grass/ soil by Nelson or Boddingtons or similar and approved.
 - Trees along the avenue are at fixed location.

Legend

**Proposed tree planting**
Product: Standard Tree with 2m clear stem
Size/Spec: Refer to plant schedule for details
Supplier: Folia or similar approved
Note: All trees are to be tagged by landscape architect prior to delivery

**Proposed shrub & groundcover planting**
Product: Container grown plant stock
Size/Spec: C5/ refer to plant schedule for details
Supplier: Folia or similar approved
Note: All batches of species are to be labeled prior to delivery

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Project
North Bersted
Berkeley Homes

Drawing
Phase 2 Soft Landscape General Arrangement Plan

Scale	Date	Drawn
1:200 @ A1	Nov '14	ah

Drawing No.	Revision
D1885 L.303	A

☐ Preliminary	☐ Issued for Design/Information
☒ Issued for Planning Approval	☐ Issued for Tender
☐ Issued for Construction	☐ As Built

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