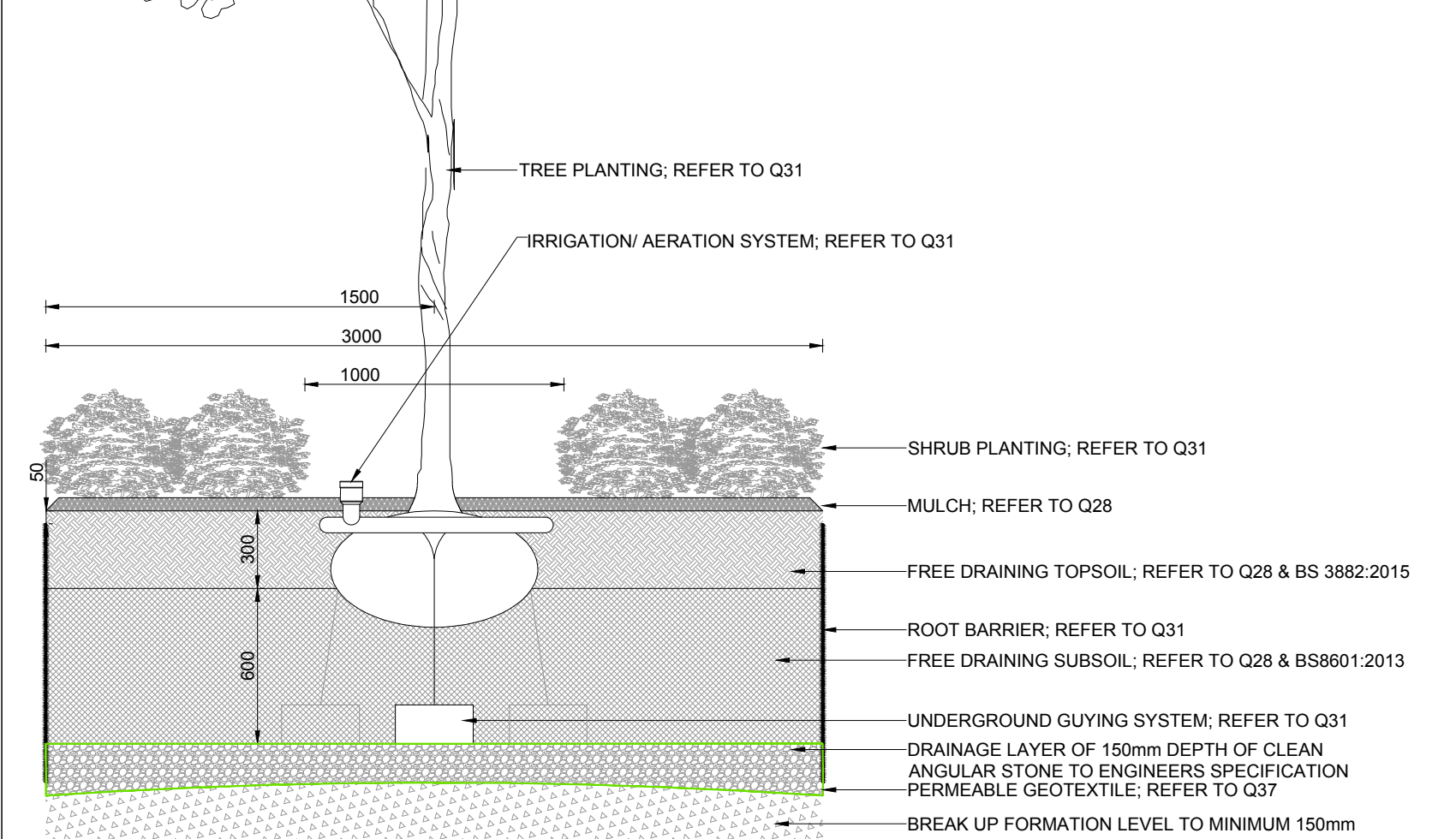
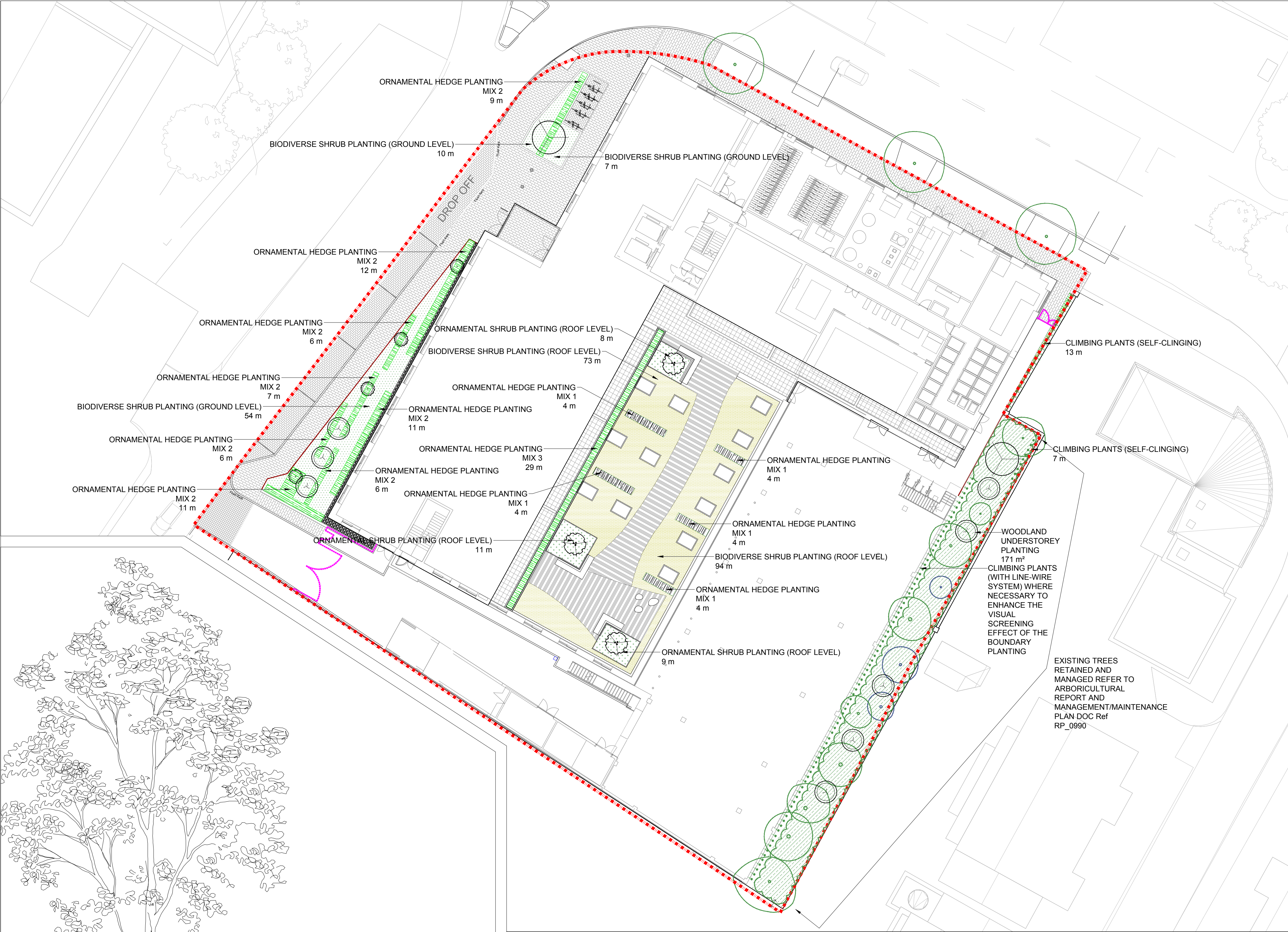




TYPICAL DETAIL TO TREE IN SOFT LANDSCAPE (1:20)

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling
Grading and cultivation shall be in accordance with BS 4428:1989 section 4. Subsoil that is to receive topsoil shall, whether obviously over-compacted or not, be thoroughly broken up by hand, by heavy rotavator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place. Any surplus subsoil is to be removed from site.

Making up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be tipped and graded to approximate levels in one operation with minimum of plant trafficking. It will be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural (not subsoil free from metal, concrete or organic material with any one dimension greater than 100mm).

Existing topsoil stripping
General: Before beginning general excavation or filling, strip topsoil from areas where there will be regrading, buildings, pavings/roads and other areas shown on drawings - depth: 150mm. Give notice where the depth of topsoil is difficult to determine. Do not remove topsoil from below the spread of trees to be retained. Site storage: Keep separate from excavated sub-soil.

Testing
Topsoil to be re-used to be tested to ensure compliance with BS 3882.

Handling topsoil
To BS 3882: Aggressive weeds: Any species included in the Weeds Act, section 2 or the Wildlife and Countryside Act, Schedule 9, part II. Obtain instructions before moving topsoil. Do not mix topsoil with: Subsoil, stone, hardcore, subsoil or material from demolition work, other soil or material containing aggressive weeds, sharp, plastics and non soil forming materials and noxious animal or plant diseases, or any other substances harmful to plant growth. Multiple handling: Keep to a minimum. Use topsoil immediately after stripping.

Topsoil Storage
Stockpile in temporary storage heaps - submit proposals. Standard: To BS 3882. Height (maximum): 1 m. Soil heaps to be on protected ground, protection to include tarpaulin, plastic sheet of similar covering. Protection: Do not place any other material on top of storage heaps. Do not allow construction plant to pass over storage heaps. Prevent compaction and contamination. If damage does occur, it shall be made at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off-loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Supply of Imported topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3882: 2015, multipurpose classification, Grade 2-6mm. The soil shall be free of weeds, roots or perennial weeds, pests and diseases, debris, tree roots, sticks, subsoil and foreign matter and be capable of being broken down to a fine 10th. Any imported soils must be screened to ensure they are free of foreign matter in particular glass, metal, ceramics, slate or any other material that may be considered as having the potential to cause injury. Proposed sources for imported soil should be submitted to the Landscape Architect for approval 1 month prior to use on site. Samples of proposed topsoil shall be submitted to the Landscape Architect for assessment.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 300mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 20mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

Soil improver where existing soil fails testing
Compost: Standard: In accordance with PAS 100. Contractor to submit proposals based on the testing recommendations. pH (1:5 water extract): 7.0-8.3 Electrical conductivity (maximum): 1.5 water extract: 200 µS/cm. Moisture content (mm of fresh weight): 35-50%. Organic matter content (minimum): 25%. Grading (air dried samples): 90% passing 10 mm screen, and 50% passing 10 mm screen mesh aperture. Carbon/Nitrogen ratio (maximum): 20:1. Texture: Friable. Objectionable odour: None.

Low nutrient topsoil for wildflower meadow areas
In accordance with BS 3882: 2015. Based on recommendations of soil testing report and ecological advice. Low fertility topsoil.

PLANTING

Planting areas shall be rotated to a depth of 225mm. Pick off stones or any debris which have dimensions of greater than 50mm in any one direction.

Soil improvement
Sanitised and stabilised compost as above.

Rejection of plant material
All plant material should comply with the minimum requirements in BS 3936 part 1, specification for trees and shrubs and part 4, specification for forest trees. BS 4043, recommendations for transplanting semi-mature trees and BS 5238 recommendations for cultivation and planting trees in the advanced nursery stock category. Any plant material, which in the opinion of the Landscape Architect does not meet the requirements of the Specification or is unsuitable or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace rejected plants at its own cost.

Planting
All plant material shall generally be planted between Nov-Mar in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the season, subject to adequate watering or damaged roots and branches shall be closely pruned prior to planting.

Planting of whips, transplants, and shrubs:
The nature of the material to be planted is variable and the contractor shall allow for planting to be carried out as described in BS 4426: 1989 section 7. Any trees to be planted, section 8 Woodland planting and section 9 planting of shrubs, herbaceous and bulbs. All plants to be planted at the same depth as they are grown. Roots shall not be damaged. Plants to be firm in. Firms and wrappings to be removed prior to planting, and taken away. Plants to be planted at specified centres, and to be horizontal to slopes.

Climbing plants
Refer to detailschedule

Tree planting
Trees shall conform to BS 3936 and be planted in tree pits as per typical detail. Excavated material shall be carefully stored. The bottom 150mm of the pit shall be dug and broken up. Backfill with imported topsoil.

Compost for planting pits
As above, add 60 litres per tree.

Refer to details for underground geying of trees.

Mycorrhizal inoculant
To all planting pits, to be added prior to backfilling. Eg 'Rootgrow'. Contact: Sales@rootgrow.co.uk. Or similar and approved product.

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery. All roots shall be spread out and the topsoil/compost mixture backfilled. This should be done to ensure close contact between roots and by firming in layers. The soil shall be left level and tidy, any arising greater than 50mm in one direction to be removed.

Mulching
A 50mm compacted layer of sanitized and stabilized compost to PAS 100 to be applied to a 1000mm diameter to tree pits and to all other planted areas. Preparation: Clear all weeds. Water soil thoroughly. Finished level of mulch: 50 mm above adjacent grassed or paved areas.

Temporary protective fencing
Fencing type: Chestnut pale fencing to BS 1722-4. Height: 1.1 m. Erection: On completion of seeding/turfing. Removal: After grass is well established. Fencing will remain the property of the Contractor.

Cultivation
First cut to grass areas
Timing: When grass is reasonably dry. Height of initial growth: 75 mm. Remove litter and debris and cut to 25mm using a suitable mower. Remove arising from site.

Maintenance
To be carried out to the end of the defects liability period.

Generally
Later removal to all areas. Ensure all plant material is thriving.

Plant failures
Any plant material not thriving (except for malicious damage) shall be replaced at the contractors expense.

Fencing
Remove any protective fencing specified for planting establishment during the defects liability period of site when planting has sufficiently matured.

Planting beds
Keep areas weed free, mechanically or chemically.
Replenish mulch until cover achieved.
Prune and dead head in accordance to species requirements.
Remove and replace failed stock. Remove diseased plants.
Fertiliser regularly throughout the year as required.
Allow for watering plant material during dry periods to ensure vigorous growth.
Removal of debris.

EXTRA-HEAVY STANDARD TREE
3x / 14-16cm / min 400cm / 175-200cm / CG; SELECT FROM:-

QUERCUS ROBUR 'FASTIGIATA'
PINUS SYLVESTRIS TO EAST BOUNDARY

STANDARD TREE
2x / 10-12cm / 300-350cm / 175-200cm / CG;

SORBUS ARIA, SORBUS AUCCUPARIA, CRATAEGUS MONOGYNA, ILEX
AQUIFOLIUM.

MULTISTEM TREE
3x / 300-350cm / - / CG; SELECT FROM:-

AMELANCHIER LAMARCKII
PRUNUS SERRULA TIBETICA

SPECIMEN SHRUB
10L POT; OR RB 2+2 FTHD.
Euonymus europaea.
Rosa canina
Viburnum opulus.

WOODLAND UNDERSTOREY PLANTING
HABITAT ENHANCEMENT/ MANAGED LANDSCAPE:

LOW LEVEL WOODLAND UNDERSTOREY PLANTED WITH BESPOKE
SEED/ PLANT PLUG MIX, SPECIES MIX FROM:-

ANEMONOIDES NEMOROSA
MERCURIALIS PERENNIS
BLECHNUM SPICANT
ALLIUM URSINUM
FRAGARIA VESCA
HYACINTHOIDES NON-SCRIPTA
PRIMULA VULGARIS
STACHYS SYLVATICA
OXALIS ACETOSELLA
ORCHIS MAScula
ASPLENIUM SCLOPENDRIUM
CIRCEA LUTETIANA
GERANIUM ROBERTIANUM
HYPERICUM PULCHRUM
SILENE DIOICIA
VIOLA RIVINIANA

GRASSES:-

WOODLAND SPECIALISTS SUCH AS WOOD MELICK, WOOD MILLET,
WOOD MEADOW GRASS

CLIMBING PLANTS
30-40cm 5L POT @ 2/LIN m; SELECT FROM:-

SELF-CLINGING
HYDRANGEA ANOMALA SUBSP. PETIOLARIS
PARTHENOCISSUS TRICUSPIDATA
TRACHELOSPERMUM JASMINOIDES 'WILSONII'

SUPPORTED WITH LINE-WIRE SYSTEM
AKEBIA QUINATA
HUMULUS GOLDEN TASSELS
LONICERA HENRYI

ORNAMENTAL HEDGE PLANTING
30-40cm 3L POT @ 5/LIN m

MIX 1
30% CAREX COMANS 'BRONZE'
25% CAREX ELATA 'AUREA'
20% PENNisetum ALOPECUROIDES 'HAMELN'
25% STIPA TENUISSIMA 'PONY TAILS'

MIX 2
30% CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
25% HELIANTHUS 'LEMON QUEEN'
25% MOLINIA CAERULEA ARUNDINACEA 'TRANSPARENT'
20% STIPA GIGANTEA

MIX 3
50% PRUNUS LAUROCERASUS 'ETNA'
50% PRUNUS LAUROCERASUS 'OTTO LUYKEN'

BIODIVERSE SHRUB PLANTING (GROUND LEVEL)
1L POT @ 8/m²; SELECT FROM:-

ACHILLEA 'CORONATION GOLD'
ANEMANTHELE LESSONIANA
ECHINOPS RITRO 'VEITCH'S BLUE'
GAURA LINDHEIMERI 'WHIRLING BUTTERFLY'
HELIOTROCHON SEMPERVIRENS
KNIPHOFIA 'TAWNY KING'
LIBERTIA FORMOSA
MALVA MOSCHATA
MISCANTHUS SINENSIS 'UNDINE'
PANICUM VIRGATUM 'DALLAS BLUES'
PEROVSKIA ATRIPLICIFOLIA
STIPA GIGANTEA
VERBENA BONARIENSIS

BIODIVERSE SHRUB PLANTING (ROOF LEVEL)
1L POT @ 8/m²; SELECT FROM:-

ACHNATHERUM CALAMAGROSTIS
AGASTACHE 'BLUE BOA'
ASTER SEDIFOLIUS 'NANUS'
CAMASSIA LEICHTLINII CAERULEA
COREOPSIS VERTICILLATA 'GRANDIFLORA'
DIANTHUS CARTHUSIANORUM
ERYSIMUM 'APRICOT DELIGHT'
EUPHORBIA POLYCHROMA
IRIS SIBERICA var
KNAUTIA MACEDONICA 'MARS MIDGET'
LIMONIUM LATIFOLIUM
LYCHNIS CORONARIA
ORIGANUM LAEVIPICTUM 'HERRENHAUSEN'
PULSATILLA VULGARIS
SALVIA NEMOROSA 'CARADONNA'
SAPONARIA x LEMPERGII 'MAX FREI'
SCABIOSA COLUMBARIA
SEDUM 'JOSE AUERGANG'
STACHYS BYZANTINA 'BIG EARS'

ORNAMENTAL SHRUB PLANTING (ROOF LEVEL)
20-30cm 3L POT @ 5/m²; SELECT FROM:-

ANEMONE X HYBRIDA 'HONORINE JOBERT'
BERGENIA 'BRESSINGHAM WHITE'
CENTRANTHUS RUBER
ERYSIMUM 'BOWLES' MAUVE'
FRITILLARIA MELEGARIS
HEUCHERA MICRANTHA 'PALACE PURPLE'
HYPERICUM PERFORATUM
LEUMUS ARENARIUS
LIRIOPE MUSCARI
LIZULIA SYLVATICA
PULMONARIA OFFICINALIS
SEDUM 'HERBSTREUZE'
STACHYS BYZANTINA 'SILVER CARPET'
STIPA ARUNDINACEA
VIOLA ODORATA

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P02	STAGE 03 PLANNING ISSUE	SPR	AA	16/03/22
P01	STAGE 03 FIRST ISSUE	SPR	AA	08/12/21
REV	DESCRIPTION	DRAWN	CHECK	DATE
KEY PLAN				



plincke.

MANCHESTER 0161 237 9223 north@plincke.com
RUGBY 0178 881 7866 midlands@plincke.com
LONDON 0207 739 3330 london@plincke.com

PROJECT TITLE
DIDSBURY POINT HOUSING

STATUS
S2

SCALE @ A1
1:200

DATE
08/12/21

REVISION
P02

SCALE BAR @ 1:200