

SPECIFICATION NOTES

- 1. General:**
 - The plan to be read in conjunction with the following documents:
 - Landscape works specification and other drawings by the firm.
 - Architectural drawings.
- 2. General landscaping:**
 - Existing trees to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction.
 - All landscape works to be undertaken by competent persons, with appropriate training and equipment.
 - All energy to be removed from site at contractor's expense unless noted otherwise.
- 3. Services:**
 - The contractor must ascertain for himself the exact location of underground services before commencing work.
- 4. Soil Materials Generally:**
 - Planting beds shall be free from roots, stones, rocks, rubble, propellant or inorganic waste, such as grass, broken bricks, Japanese knotweed, giant hogweed, and horsetail/ranunculus (aquatic species).
 - Foreign matter: On usual practice, free from non-soil material, brick and other building materials and wastes, stones, and any other foreign matter or material or substance that would render the soil and/or amendment unsuitable for use.
 - Contamination: Do not use topsoil, subsoil, sand or compost contaminated with rubbish or other materials that are:
 - Contaminated with herbicides or fungicides.
 - Contaminated with animal or human excrement.
 - Contaminated to healthy plant growth.
 - One value: If any evidence or symptoms of soil contamination are discovered on the site or topsoil, subsoil, sand or compost or other planting media to be used.
- 5. Soil testing:**
 - Each soil source imported and site-won subject and tested: see items 6 and 7 below shall be analysed by Tm O'Hara Associates, Hovey Park, Walsingham, Co. Wick, Ireland. Tel: 01451 822522. Email: info@tmo.co.uk or www.tmo.co.uk (or equivalent approved).
- 6. Subsoil for general planting (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below):**
 - Provide subsoil as necessary to make up deficiencies on site. Natural or manufactured subsoil from approved source will be acceptable (with parameters given below). Subsoil to be tested to determine suitability for proposed use and test report to be submitted for approval and to enable amendment recommendations. Subsoil should be free from commonly listed contaminants, including asbestos. Subsoil parameters to be within the following:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	18
Silt (0.002-0.075mm)	%	0	25
Sand (0.075-2.0mm) of which at least 40%	%	50	85
shut fall rate to medium sand range	%	0	50
Stones (>20mm)	% by wt.	0	20
Stones (>50mm)	% by wt.	0	10
pH Value	unit	5.5	8.5
NEARBY PH RANGE IF NECESSARY	µS/cm	-	1500
Electrical Conductivity (1:2.5 water extract)	µS/cm	-	2000
Electrical Conductivity (CaSO4 extract)	µS/cm	-	2000
Exchangeable Sodium Percentage	%	-	15
Organic Matter	%	-	15
* IF AN ACIDIC SITE RANGE SHOULD BE 4.5-5.5 IF ALKALINE 7.5-8.5			
- 7. Subsoil for tree pits (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below):**
 - Provide subsoil as necessary to make up deficiencies on site. Natural or manufactured subsoil from approved source will be acceptable (with parameters given below). Subsoil to be tested to determine suitability for proposed use and test report to be submitted for approval and to enable amendment recommendations. Subsoil should be free from commonly listed contaminants, including asbestos. Subsoil parameters to be within the following:

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Exchangeable Sodium Percentage	%	-	15
Organic Matter	%	-	15
* IF AN ACIDIC SITE RANGE SHOULD BE 4.5-5.5 IF ALKALINE 7.5-8.5			
- 8. Topsoil for general landscaping (sample of site-won and/or imported topsoil to be sent for testing to check compliance with parameters below and to inform any necessary amendment - see 1b below):**
 - Existing topsoil to be tested and analysed providing soil with parameters given below when analysed. Imported topsoil to be good quality sandy loam or manufactured loam from approved source, meeting parameters given below. Topsoil (site-won or imported) to be tested to determine suitability for proposed use and should be free from commonly listed contaminants, including asbestos. Test report to be submitted to Landscape Architect for approval and to enable amendment recommendations to be made.

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	18
Silt (0.002-0.075mm)	%	0	25
Sand (0.075-2.0mm) of which at least 40%	%	50	85
shut fall rate to medium sand range	% by wt.	0	50
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Electrical Conductivity (CaSO4 extract)	µS/cm	-	2000
Exchangeable Sodium Percentage	%	-	15
Organic Matter	%	-	15
Carbon Nitrogen Ratio	-	-	20:1
Extractable Phosphorus	mg/l	20	100
Extractable Potassium	mg/l	240	1200
Extractable Magnesium	mg/l	10	600
* IF AN ACIDIC SITE RANGE SHOULD BE 4.5-5.5 IF ALKALINE 7.5-8.5			
- 9. Amendment: fertilizer and compost (contractor is responsible for submitting a sample of imported or site-won tested for nutrient requirements):**
 - Topsoil amendment to be determined by analysis. Once amendment requirements ascertained as required, approved fertilizers to be used in accordance with manufacturer's instructions during cultivation at required rate to full depth of growing medium.
- 10. Soil handling and depth:**
 - Management of soils to be in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.
 - Topsoil subsoil to be tested (if excavated and/or imported) prior to use. Cultivation in accordance with method agreed in writing by Landscape Architect prior to work commencing.
 - All topsoil and subsoil must be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating amendments as required. Compaction is accepted in sub-gravel, subsoil or gravel surfaces. These should be ripped as necessary to disperse and remove subsoil drainage.
 - Hard cultivation shall be carried out to achieve the required finish on areas where machine cultivation is impossible to achieve by hand. Machines and brush cutters, around retained trees etc. Surface plant matter, rubbish and surface stones having any dimension greater than 25mm shall be collected and removed from the site. Topsoil and subsoil to be stored in heaps, maximum of 2m in height, providing soil is reasonably dry and heaped during drying and handling, using a tracked excavator. To protect from wet weather once heaped or achieved, an excavator should rig the sides and top of stockpile to firm surface by tracking across to form a smooth grade.
 - Final topsoil depth (allowing for settlement) to be 300mm for tree pits and general planting areas. Finished levels to be 25mm above adjoining paving or kerb, not less than 150mm below gpc of adjoining buildings, shrub areas to be higher than adjoining grass areas by 25mm. Topsoil to be spread in fairly compacted layers, max. 150mm depth per layer from each layer before spreading the next.
- 11. Plant handling and establishment:**
 - Plant handling shall be in accordance with 'Handling and establishing landscape plants', published by the CPRE through the JCI. (<http://www.nature.org/usa/conservation/2012/12/12/Handling-and-establishing-landscape-plants.pdf>). The contractor shall comply with Part 3 Recommendations for plant handling from delivery to site to ensure successful establishment.
- 12. General planting notes:**
 - Details for tree and general planting to be finalized once final site conditions are known (ie completion and permeability of ground). General plant stock to conform to BS 2090, advanced nursery stock to BS 5468, and planting to BS 6842. Plants shall be first class examples of their species or variety, free from pests and diseases, with good fibre root systems and naturally upright growth.
 - General planting notes to be in general compliance with BS6842: Code of Practice for general landscape operations:
 - Only carry out all planting while soil and weather conditions are suitable:
 - *No plant during periods of frost or strong winds. Plant only during the planting period.
 - *Avoid trees late October to late March (rootball and bare root).
 - *Container grown plants: All any time if ground and weather conditions are favourable. Ensure that adequate watering is provided.
 - *Shrub: September/October.
 - Setting out of planting beds to be approved by Landscape Architect before work commences. Ensure the planting beds are neatly defined, and that the adjacent ground areas as specified above. All tree pits in planting beds are to be mulched with approved bark mulch to 75mm depth after planting.
- 13. Tree planting:**
 - Any proposed substitutions of species shown on plan to be approved by landscape architect prior to planting. Details for the planting to comply with BS6842. As a guide all trees to be planted in square pits with base undisturbed unless drainage/compaction problems known. Plant at a depth where the root ball is clearly visible at the soil surface. Where there have been suggestions with the root flare too deep extend soil or form a ring that should be removed during planting. All trees to have 'Prosoil' tree irrigation/soil system installed as supplied by Phileo 0177 763200 www.phileo-irrigation.com or approved equivalent. Retain healthy after planting and mulch surface, ensuring mulch is not in contact with bark of tree. Test report to comply with BS 8546: BS or CP trees to have double stake and bridge with adjustable, mark staked trees or trees on slope to have angled single stake with adjustable tie. Any necessary remedial tree works are to be carried out by approved tree surgeon to BS 3998.
 - i. Trees up to 20cm girth.
 - Depth of tree pits to be the same as the rootball and overall width to be 150mm wider than the diameter of the rootball (750mm min. from rootball edge to tree pit side). Pits to be backfilled with 300mm depth of specified topsoil over subsoil per spec.
- 14. Shrub and Ground Cover Planting:**
 - All plants to be planted into cultivated planting beds (with 300mm depth specified topsoil) at densities shown in plant schedule, backfilled with same topsoil. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.
- 15. Maintenance:**
 - Establishment maintenance for all planting for 5 years from Practical Completion to include weed control, watering and replacement of failures to specification in the planting season following failure.
 - i. All plant material to receive annual clipping, pruning and groundwork to be trained and edged with minimum 2 times per year.
 - ii. Check tree stakes and ties annually and after strong winds.

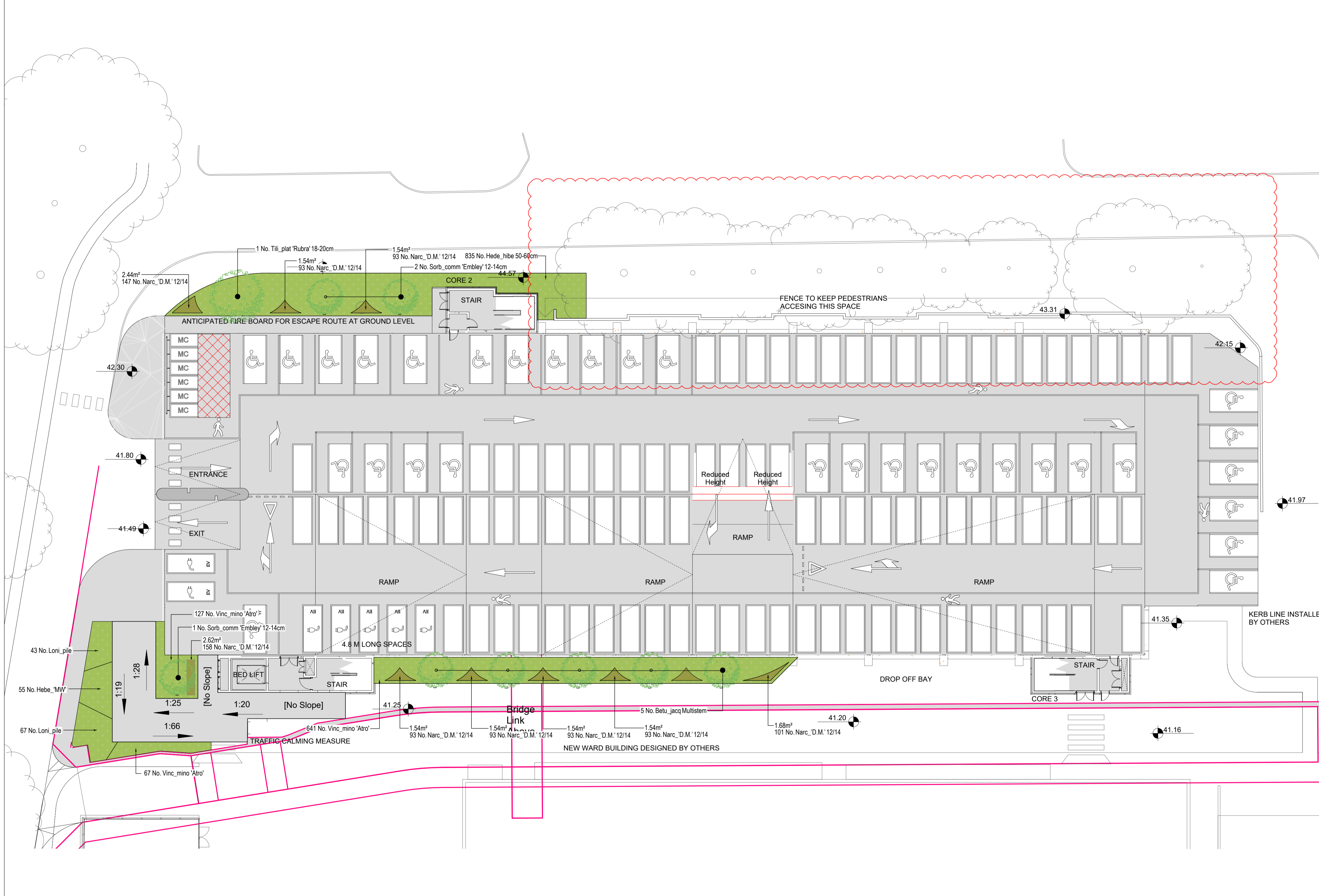
Plant Schedule

Species	Girth	Height	Specification	Qty.
<i>Betula utilis jacquemontii</i>	Multistem	3.0-3.5m	RB	5 No.
<i>Sorbus commixta 'Embley'</i>	12-14cm	3.5-4.0m	RB	3 No.
<i>Tilia platyphyllos 'Rubra'</i>	18-20cm	5.0-5.5m	RB	1 No.

Shrubs	Species	Pot Size	Specification	Density	Qty.
Hebe 'MW'	Hebe 'Mrs Winder'	3L	CG	4m ²	55 No.
Hede_hibe	Hedera hibernica	3L	CG	6m ²	835 No.
Loni_pile	Lonicera pileata	3L	CG	4m ²	110 No.
Vinc_mino 'A'tro'	Vincina minor 'Atropurpurea'	2L	CG	6m ²	835 No.

Bulbs	Species	Bulb Size	Density	Qty.
Narc_D.M.	Narcissus Dutch Master'	12/14	60m ²	964 No.

*To be pegged and used as ground cover



0m 5m 10m

All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and are positive (AOD) unless otherwise stated.

- Figure dimensions only to be taken from this drawing, do not scale except for planning purposes. Dimensions to be checked on site.
- For civil and structural matters including existing and proposed services, sub-base construction and site structures (including retaining walls over 600mm height) refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for tender purposes only and should not be used for construction.

Key

- Existing tree to be retained and protected in accordance with BS 5837:2012
- Proposed tree
- Ground cover planting
- Bulb planting (to be planted in to groundcover areas)

no.	date	by	notes	
P04	12.02.21	PS	RB	Existing tree positions to north corrected
P03	09.02.21	PS	RB	Planting revisions revised building footprint & ramp
P02	29.01.21	DP	RB	Planting revisions further to updated building footprint
P01	12.01.20	JA	RB	First issue

project	Queen Alexandra Hospital, Cosham, MSPC
title	Soft Landscape Plan
status	Stage 4
scale	@ A1 1:200
dwg no	J1708-STRIPE-00-00-DR-L-3001
references	J1708-STRIPE-XX-XX-M3-AX-00001 - Floor Plan - GA - Ground Floor Plan