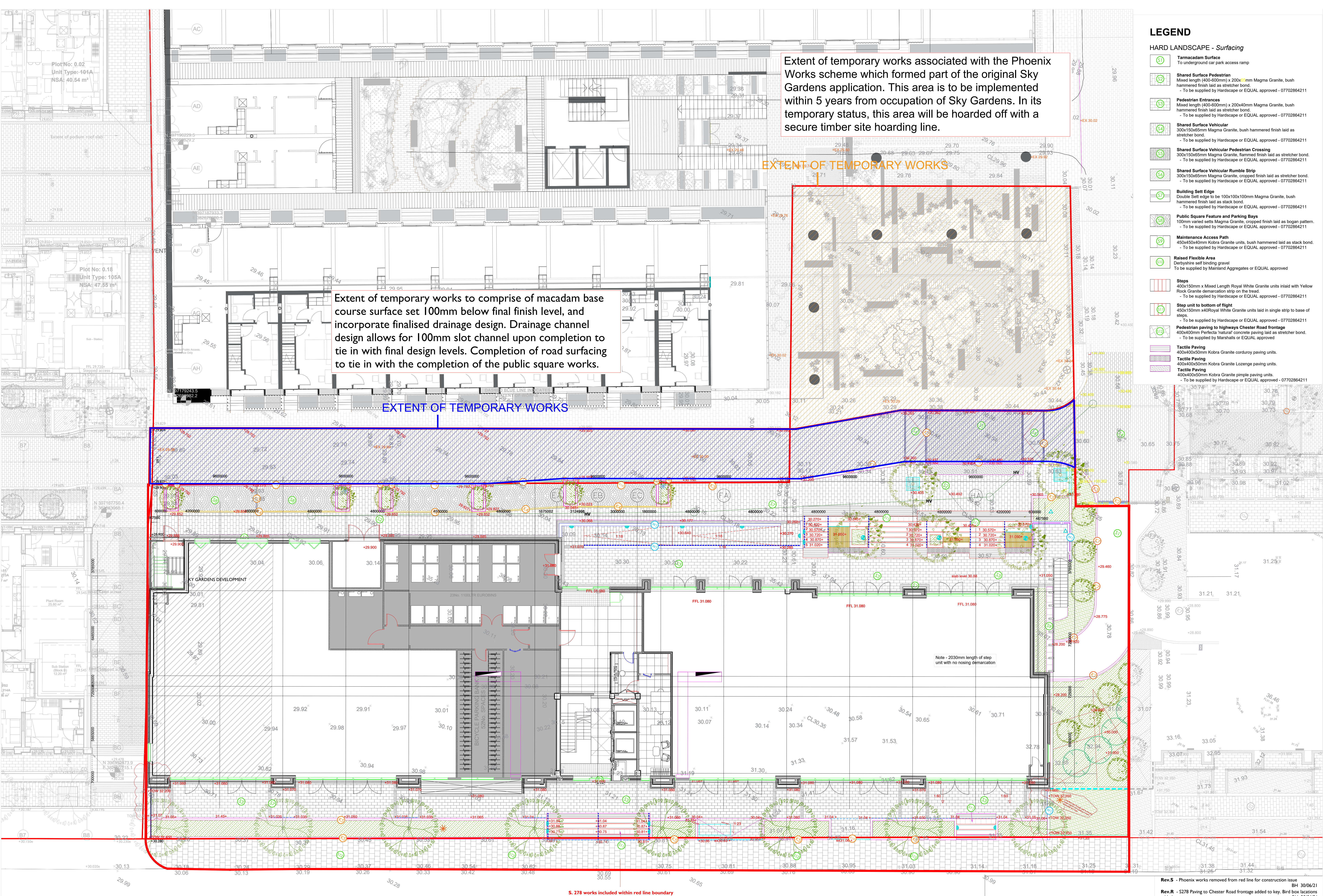




Extent of temporary works associated with the Phoenix Works scheme which formed part of the original Sky Gardens application. This area is to be implemented within 5 years from occupation of Sky Gardens. In its temporary status, this area will be hoarded off with a secure timber site hoarding line.

Extent of temporary works to comprise of macadam base course surface set 100mm below final finish level, and incorporate finalised drainage design. Drainage channel design allows for 100mm slot channel upon completion to tie in with final design levels. Completion of road surfacing to tie in with the completion of the public square works.

EXTENT OF TEMPORARY WORKS

S.278 works included within red line boundary

NOTE: - Remainder of landscape works not noted as part of temporary works to be implemented within 12 months of occupation.

LEGEND

HARD LANDSCAPE - Surfacing

- Tarmacadam Surface**
To underground car park access ramp
- Shared Surface Pedestrian**
Mixed length (400-600mm) x 200x10mm Magma Granite, bush hammered finish laid as stretcher bond.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Pedestrian Entrances**
Mixed length (400-600mm) x 200x40mm Magma Granite, bush hammered finish laid as stretcher bond.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Shared Surface Vehicular**
300x150x55mm Magma Granite, bush hammered finish laid as stretcher bond.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Shared Surface Vehicular Pedestrian Crossing**
300x150x55mm Magma Granite, flamed finish laid as stretcher bond.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Shared Surface Vehicular Rumble Strip**
300x150x55mm Magma Granite, cropped finish laid as stretcher bond.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Building Set Edge**
Double Set edge to be 100x100x100mm Magma Granite, bush hammered finish laid as stretcher bond.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Public Square Feature and Parking Bays**
100mm varied sets Magma Granite, cropped finish laid as bogam pattern.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Maintenance Access Path**
450x450x40mm Kobra Granite units, bush hammered laid as stack bond.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Raised Flexible Area**
Derbyshire self binding gravel
To be supplied by Mainland Aggregates or EQUAL approved
- Steps**
400x150mm x Mixed Length Royal White Granite units inlaid with Yellow Rock Granite demarcation strip on the tread.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Step unit to bottom of flight**
450x150mm x40x40mm Royal White Granite units laid in single strip to base of steps.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Pedestrian paving to Highways Chester Road frontage**
400x400mm Perfecta natural concrete paving laid as stretcher bond.
- To be supplied by Marshalls or EQUAL approved
- Tactile Paving**
400x400x50mm Kobra Granite corduroy paving units.
- Tactile Paving**
400x400x50mm Kobra Granite Lozenge paving units.
- Tactile Paving**
400x400x50mm Kobra Granite pimple paving units.
- To be supplied by Hardscape or EQUAL approved - 07702864211

HARD LANDSCAPE - Edging & Walls

- Flush Kerb**
200x150mm x Mixed Length Royal White Granite bush hammered finish laid flush to the paving.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Flush Kerb (175mm depth)**
200x175mm x Mixed Length Royal White Granite bush hammered finish laid flush to the paving.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Flush Kerb - Pedestrian Crossing**
100x150mm x Mixed Length Royal White Granite bush hammered finish laid flush to the paving.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- 25mm Kerb**
200x175mm x Mixed Length Royal White Granite bush hammered finish with 25mm bull nose edge laid as a 25mm upstand.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- 25mm Kerb - Parking bays**
100x175mm x Mixed Length Royal White Granite bush hammered finish with 25mm bull nose edge laid as a 25mm upstand across parking bays.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Planting Bed Kerb Upstand**
150x350mm x Mixed Length Royal White Granite bush hammered finish laid on edge to form 200mm high planting bed.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Corner Kerb Details**
To be detailed with stone supplier and Landscape Architect.
To be supplied by Hardscape or EQUAL approved - 07702864211
- Standard H22 Road Kerb**
125x150mmx14mm
- Retaining Wall**
To match building facade, please refer to Engineer and Architects details.
- Raised flexible area**
To be a cast concrete base wall with Kobra Granite cladding coping.
Details to be worked up with stone supplier and Landscape Architect.
- To be supplied by Hardscape or EQUAL approved - 07702864211
- Acro slot drain**
To door entrances thresholds shown.
To be supplied by Aco or equal approved

HARD LANDSCAPE - Fencing & Railings

- 2.1m High Fence**
To be timber on edge vertical slatted fencing. Design TBC by Landscape Architect
- 1.1m High Balustrade**
To be stainless steel and glass paneled balustrade
- Railings**
To be stainless steel railings along ramps and up steps

SOFT LANDSCAPE

- Proposed Large Street Trees**
To be planted within linear shrub beds along Chester Road as 20-25cm girth Semi-Mature deciduous specimens. Trees to be planted within StrataCell system with root rain pipe.
- StrataCell system to be supplied by Green Blue Urban or EQUAL approved - James Dalrymple 01580 830800
- Proposed Medium Street Trees**
To be planted within hard landscaping as 18-20cm girth Semi-Mature deciduous specimens. Trees to be planted within StrataCell system with root rain pipe and root barrier against any underground services.
- StrataCell system to be supplied by Green Blue Urban or EQUAL approved - James Dalrymple 01580 830800
- Proposed Ornamental Trees**
To be planted within soft landscaping as 14-16cm girth Semi-Mature deciduous specimens.
- Proposed Blossoming Trees**
To be planted within hard landscaping as 18-20cm girth Semi-Mature deciduous specimens. Trees to be planted within StrataCell system with root rain pipe and root barrier against any underground services.
- StrataCell system to be supplied by Green Blue Urban or EQUAL approved - James Dalrymple 01580 830800
- Proposed Shrub Planting**
To be planted as 5L containerised plant stock at 5sq.m with 30L specimen shrubs and sub planting.
* All soft landscaped areas will be treated with a minimum of 600mm of clean topsoil

LANDSCAPE FEATURES

- Free Standing Benches**
To be planted within linear shrub beds along Chester Road as 20-25cm girth Semi-Mature deciduous specimens. Trees to be planted within StrataCell system with root rain pipe.
- StrataCell system to be supplied by Green Blue Urban or EQUAL approved - James Dalrymple 01580 830800
- Step Benches**
To be bespoke froko timber top benches fixed to double step units and low wall surrounding raised area. See plan for sizes and quantities.
- To be supplied by Streetlife NL or EQUAL approved - remmerk@streetlife.nl
- Feature Tree Grilles**
To be Car Ten Extra fine tree grille 1200mm square.
- To be supplied by Streetlife NL or EQUAL approved - remmerk@streetlife.nl
- Bird nest box**
- Mounted 4m above ground level
28mm and 45mm entrance holes
- Bat box**
- Mounted 4m above ground level
Habitat mini rocket box from www.habitat.co.uk or similar approved

LIGHTING

- Decorative Feature Lighting** SEE M&E drawings for details
- Feature Column Lighting**
To be Corten Open Pilar feature lighting column.
- To be supplied by Streetlife NL or EQUAL approved - remmerk@streetlife.nl
- Feature Suspended Lighting**
To be bespoke feature disc lighting suspended from a post and wire system.
- Design TBC by Landscape Architect and Lighting Engineer. Example project Neuse meile boblingen by Bergmeister-Leuchten
- Tree Uplighter**
To be Canon Spike Spot, white light uplighter.
- To be supplied by AA Lighting or EQUAL approved - 07713167970
- Recessed Tree Uplighter**
To be a white light recessed within hard landscaping / tree grilles
- LED Strip Light**
To be Shallow Slim Linear IP67 Potted, warm light strip under feature seating.
- To be supplied by AA Lighting or EQUAL approved - 07713167970
- Recessed Wall Mounted Light**
EX4 - Recessed wall mounted bricklight daylight - Logic WLF (Dark Grey)
- Please refer to WECE External Lighting Layout for further information
- LED Bollard Light**
EX1 - 3W LED Bollard, Holophone Lighting - Palisto Menhir H
- Please refer to WECE External Lighting Layout for further information

TRAFFIC MANAGEMENT

- Entry Signal Location**
Requires 500mm square foundation for the entry signal pole
- Exit Signal**
Wall mounted alongside roller shutter in basement
- US Vehicle detector (ceiling mounted in the basement above stop line)
- Twinn Photocell Beams**
For AS vehicle detection

- Rev.S** - Phoenix works removed from red line for construction issue
- Rev.R** - S278 Paving to Chester Road frontage added to key. Bird box locations added.
- Rev.Q** - Layout updated to show relocated cycle parking from Berwick St, and drop offloading bay added. Courtyard details added to Phoenix Works scheme, and development context added. 13 Additional tree locations added to Spinners Way, and around the ramp access to the basement carpark. Updated ramp access shown to carpark, indicative paving shown to Chester road frontage.
- Rev.P** - Key updated
- Rev.O** - Bat box locations added - specified on poles
- Rev.N** - Vehicular ramp updated in line with City Gardens
- Rev.M** - Lighting updated in line with WECE Lighting Layout
- Rev.L** - Lozenge tactile paving added to top of steps in front of planter/bench & key, balustrade extent amended to ramp adjacent steps. Levels & S11 paving ref added to steps as section line J.
- Rev.K** - Drains, tactile paving and step unit information added. Planters revised to main stair. Levels revised to Spinners Way frontage.
- Rev.J** - Additional dims added. Extent of works added.
- Rev.I** - Scheme updated to previous layout, with extent of works noted.
BT cover to Chester road frontage added and adjacent finishes revised to accommodate within scheme (not on original topo)
- Rev.G** - North steps adjusted, lighting layout & red line boundary updated
- Rev.F** - Access road layout adjusted
- Rev.E** - New access to basement car park added with subsequent minor changes to Sky Gardens street frontage layout. Revised vehicular access layout in line with updated ownership boundary.
- Rev.D** - Trees in planters added to avoid HV cable
- Rev.C** - Note added about planting soil depth
- Rev.B** - Trees removed and note added along pavement
- Rev.A** - Traffic Management information added

- Rev.W** - Planning boundary revised, and temporary works locations added.
- Rev.V** - Additional levels added to Sky and City Wing walls. CP 14/11/21
- Rev.U** - Steps and Ramp realigned to spinners way frontage to allow for PM. Tree to frontage relocated left away from HV cable. Levels updated to Crossing and north elevation in line with rearranged layout due to service cover. Kerb reference between parking bays corrected to north elevation. Levels updated to southern element of landscape scheme. Aco details updated. Overflow pipe added from SW end of podium to provide backup drainage in event of Aco blocking to Southern elevation. Survey levels to BT cover and location added within central graded section to southern etc. CP 14/11/21
- Rev.T** - Steps and Ramp realigned to spinners way frontage to allow for Site dims / Sheet pile / and blockwork face. Subsequent changes required to road width to reduce to 3.8m. Additional parking bays and tree planting following planning consultation added. Kerb details to parking bays and associated tree planting details updated. Issue dies in view setting out information issued August 21 CP 01/01/21



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Client
DeTrafford Estates Group

Project
Sky Gardens

Description
General Arrangements

Status
Planning

Scale
1:100@A0

Drawn	CP
3596_03	Nov 17 W

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