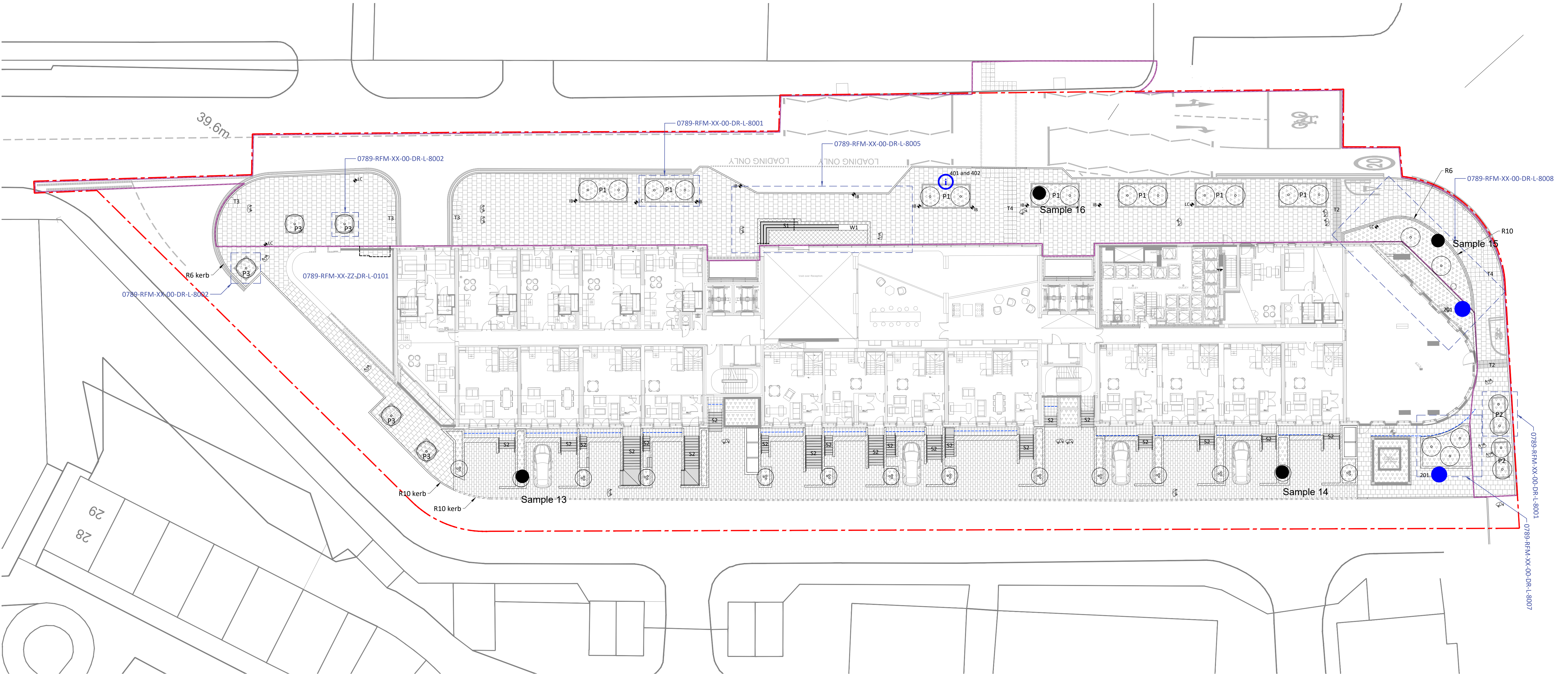




	Extent of Oxygen Works
	Extent of works within the scope of the s278/38 agreement (Refer to S278 notes opposite)
	Flag paving (Q25-10 and Q25-32) Precast concrete 'Perfecta' Natural. 600x600x63mm Stretcher bond
	Flag paving (Q25-34) Textured precast concrete 'Mayfair Flags' Silver. 400x400x40mm Square stack bond
	Stone paving (Q25-36 and Q25-37) Mid-grey granite. Refer to drawing 0789-RFM-XX-00-DR-L-8005
	Block paving (Q25-34) Textured precast concrete 'Fusion' Graphite. 100x200x80mm Stretcher bond
	Tactile paving to steps* (Q25-10 and Q25-35) Precast concrete corduroy 'Tactile Hazard Warning' Buff 400x400x50mm

	Tactile paving for shared surface* (Q25-10) Precast concrete corduroy 'Cycleway Demarcation' Buff 400x400x50mm
	Tactile paving to uncontrolled crossing* (Q25-10) Precast concrete blister 'Tactile Blister' Buff 450x450x70mm
	Tactile paving to controlled crossing* (Q25-10) Precast concrete blister 'Tactile Blister' Red 450x450x70mm
	Stone Plinth Wall (Q50-36) PCC concrete with timber seat component. Refer to drawing 0789-RFM-XX-00-DR-L-8005
	Kerb with 125mm upstand * (Q10-100 and Q10-110) Precast concrete half battered kerb. Refer to engineers drawings and notes opposite. Radial kerbs marked as R# (outside of 278 extents)
	Kerb with 100mm upstand (Q10-100 and Q10-109) Conservation Kerb 255x205x915mm. Silver Grey Refer to drgs 0789-RFM-XX-00-DR-L-8008 Radial kerbs marked as R#
	Kerb with 6mm upstand (Q10-100 and Q10-111) Precast concrete bull-nosed. Refer to engineers drawings and notes opposite Radial kerbs marked as R# (outside of 278 extents).

	Stone Steps (L37-313) Mid-grey granite. Refer to drawing 0789-RFM-XX-00-DR-L-8005
	Step Units Type 2 to Townhouses (L37-311) Textured precast concrete 'Mayfair Steps and Risers'. Silver. Step extent and quantity detailed by JMA Architects
	Brick Planter with Conservation Kerb Coping (F10 and Q10-109) Staffordshire Blue Brick. 255x205mm Conservation Kerb Refer to drgs 0789-RFM-XX-00-DR-L-8008
	Townhouse Boundary Walls and Planters Refer to architects specification and drawings Also refer to drawing 0789-RFM-XX-00-DR-L-8004
	Handrails to store st main entrance (L37-150) Refer to drawing 0789-RFM-XX-00-DR-L-8005
	Bespoke Tree Planter Type 1 (Q50-10 and Q50-30) H1300 W2500 L5000 Refer to drg 0789-RFM-XX-00-DR-L-8001
	Bespoke Tree Planter Type 2 (Q50-10 and Q50-30) H1300 W1400 L3750 Refer to drg 0789-RFM-XX-00-DR-L-8001

	Bespoke Tree Planter Type 3 (Q50-10 and Q50-30) H1350 W1800 L1800mm Refer to drg 789-RFM-XX-00-DR-L-8002
	Linear slot drain Refer to engineers (WSP) specification and drawings
	Lighting Column Refer to M&E consultant (CE2) specification and drawings
	Illuminated Bollard Refer to M&E consultant (CE2) specification and drawings

	Planting (Q31) Refer to drg 0789-RFM-XX-00-DR-L-0003
	Single Stem Tree (Q31) Refer to drg 0789-RFM-XX-00-DR-L-0003 Also see CDM notes
	Multi-stem Tree (Q31) Refer to drg 0789-RFM-XX-00-DR-L-0003 Also see CDM notes

General Notes

1. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:

- 0789-RFM-XX-00-DR-L-0002 Millbank Street External Levels
- 0789-RFM-XX-ZZ-SP-L-0001 NBS Landscape Specification
(plus all listed drawings and specs within legend and opposite)
- All dimensions in mm, unless otherwise stated.
- Scaling from drawing if printed incorrectly may lead to errors.
- All information outside red line boundary shown for contextual purpose only.
- All hatch patterns are indicative only unless stated otherwise.
- Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
- All proprietary products shall be installed in strict accordance with manufacturers written instructions.
- Refer to other consultants' drawings and specifications for the following design information:
 - Foundation details
 - Base course and/or sub bases design & specification
 - Waterproofing of any element
 - Levels & Drainage design and infrastructure
 - Lighting and ducting
 - Existing & proposed utilities
- For CDM refer to 0789-RFM-XX-ZZ-HS-L-0001 Designers Risk Assessment and Key opposite

S278/38 Notes

All items within the key opposite that include * partially or fully fall within the extents of the S278/38 boundary. Kerb and paving specifications within the S278/38 boundary are detailed by Wilde Consulting Engineers within the following drawings:

- OXG_WLD_XX_XX_DR_C_0001 Proposed General Arrangement
- OXG_WLD_XX_XX_DR_C_1101 Kerbing and Paved Areas
- OXG_WLD_XX_XX_DR_C_1110 Kerb and Footway Details

For the avoidance of duplication and possible discrepancy, the specification of paving, kerbs/edging and channels within the above drawings is to take precedence and will not be duplicated within this drawing.

Kerb types are included within Wilde drawing OXG_WLD_XX_XX_DR_C_1101 Kerbing and Paved Areas

All levels to the extents of the S278/38 boundary by Wilde Consulting Engineers within drawing OXG_WLD_XX_XX_DR_C_0702 Contours.

12.08.21	Tree planting layout updated. 1nr tree removed from end of Millbank St adjacent to Great Ancoats St. 1nr also removed from Millbank St near Store St	MS	MS	DL	C01
03.02.21	Updated main entrance design	MS	MS	DL	T05
08.12.20	Inclusion of paving area to management suite entrance set within alcove on Store Street	MS	MS	DL	T04
27.10.20	Steps and planters added to Millbank Street	MS	MS	DL	T03
18.09.20	Stage 4 Tender	MS	MS	DL	T02
04.09.20	Draft tender issue	MS	MS	DL	T01
07.07.20	Work in progress - circulated for coordination	MS	MS	DL	P01
Date	Description of revision	Drawn	Checked	Approved	Revision

re-form

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Project
OXYGEN, MANCHESTER
RF20-789

Client
PROPERTY ALLIANCE GROUP LTD

Document title
LANDSCAPE GENERAL ARRANGEMENT

Paper size
A1

Status
FOR INFORMATION

Drawing number
0789-RFM-XX-00-DR-L-0001

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Scale
1:200

S2

Revision
C01

	101 Warning of significant hazards or information which may be unusual or difficult to manage		301 Prohibitive action to avoid something or to refrain from a particular action
	201 Note to contractor to take particular action or carry out specific tasks in a particular way		401 Significant information needed to convey to the contractor which they may need to be aware of