
DISCHARGE OF CONDITION 4A

THE FACTORY

REF. 119890/VO/2018

PUBLIC REALM



DOCUMENT CONTROL

FILE NAME
PL1803-ID-022-00 THE FACTORY - DISCHARGE OF CONDITION 4A

PREPARED BY (INITIALS) TF		
CHECKED BY (INITIALS) AM		
LANDSCAPE ARCHITECT PLANIT	TRANSPORT VECTOS	
ACCESS DAVID BONNETT	LIGHTING AND MEP BDP	
CIVILS AND STRUCTURAL ENGINEER BURO HAPPOLD	ARCHITECT OMA /RYDER ARCHITECTURE	
SECURITY SQR/ASP LIMITED	PROJECT MANAGEMENT MANCHESTER CITY COUNCIL	
COST CONSULTANT GARDINER & THEOBALD/TURNER & TOWNSEND	PLANNING DELOITTE	

Condition 4A

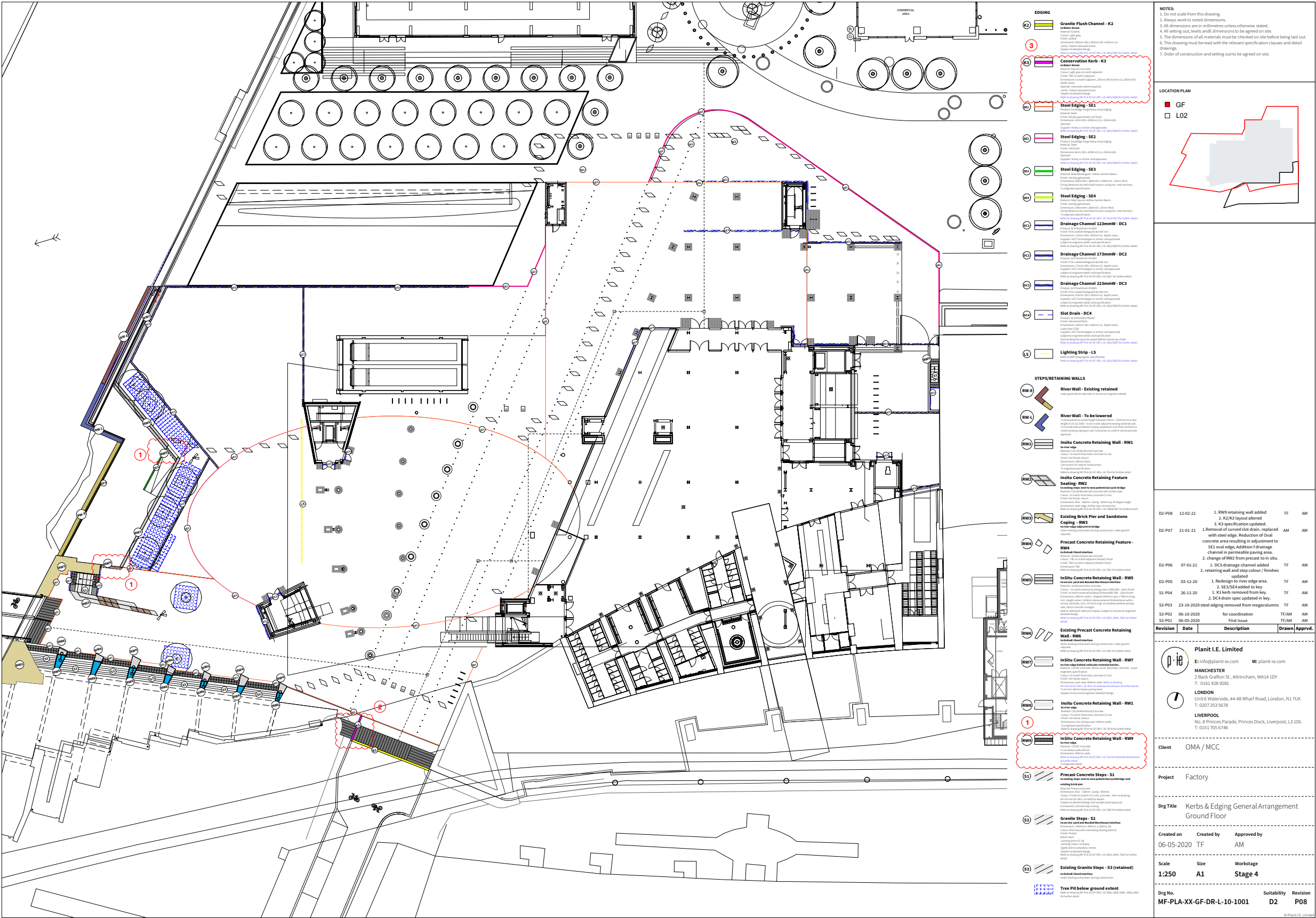
Notwithstanding the details submitted with the application within 6 months of the granting of this consent a programme for submission of final details of the public realm works as shown in Factory Public Realm Design Document dated December 2016 by OMA and dwg numbered XX200 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

- (a) Details of the proposed hard and soft landscaping materials;

and details shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The approved scheme shall be implemented prior to the proposed building being first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

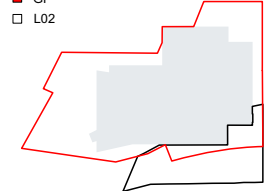




NOTES:
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5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

LOCATION PLAN

GF
L02



D2-P08	12-02-21	1. RW3 retaining wall added	TF	AM
D2-P07	21-01-21	2. K2/K3 layout altered 3. K3 specification updated	AM	AM
D2-P06	07-01-21	1. Removal of curved slot drain, replaced with steel edge. Reduction of Dral concrete area resulting in adjustment to SE1 oval edge. Addition of drainage channel in permeable paving area. 2. change of RW2 from precast to in situ.	TF	AM
D2-P05	09-12-20	1. Redesign to river edge area. 2. SE3/SE4 added to key	TF	AM
S3-P04	26-11-20	1. K4 kerb removed from key 2. DC4 drain spec updated in key.	TF	AM
S3-P03	23-10-2020	steel edging removed from megalcolumns	TF	AM
S3-P02	06-10-2020	for coordination	TF/AM	AM
S3-P01	06-05-2020	First Issue	TF/AM	AM

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Client OMA / MCC

Project Factory

Drg Title Kerbs & Edging General Arrangement
Ground Floor

Created on 06-05-2020 Created by TF Approved by AM

Scale 1:250 Size A1 Workstage Stage 4

Drg No. MF-PLA-XX-GF-DR-L-10-1001 Suitability D2 Revision P08

C1 IN SITU CONCRETE



P1 PERMEABLE CONCRETE PAVING -



P8 GRANITE PAVING - FLAGS



C2 IN SITU CONCRETE



P2 YORKSTONE PAVING - SETTS



D1 METAL DECKING



C3 IN SITU CONCRETE



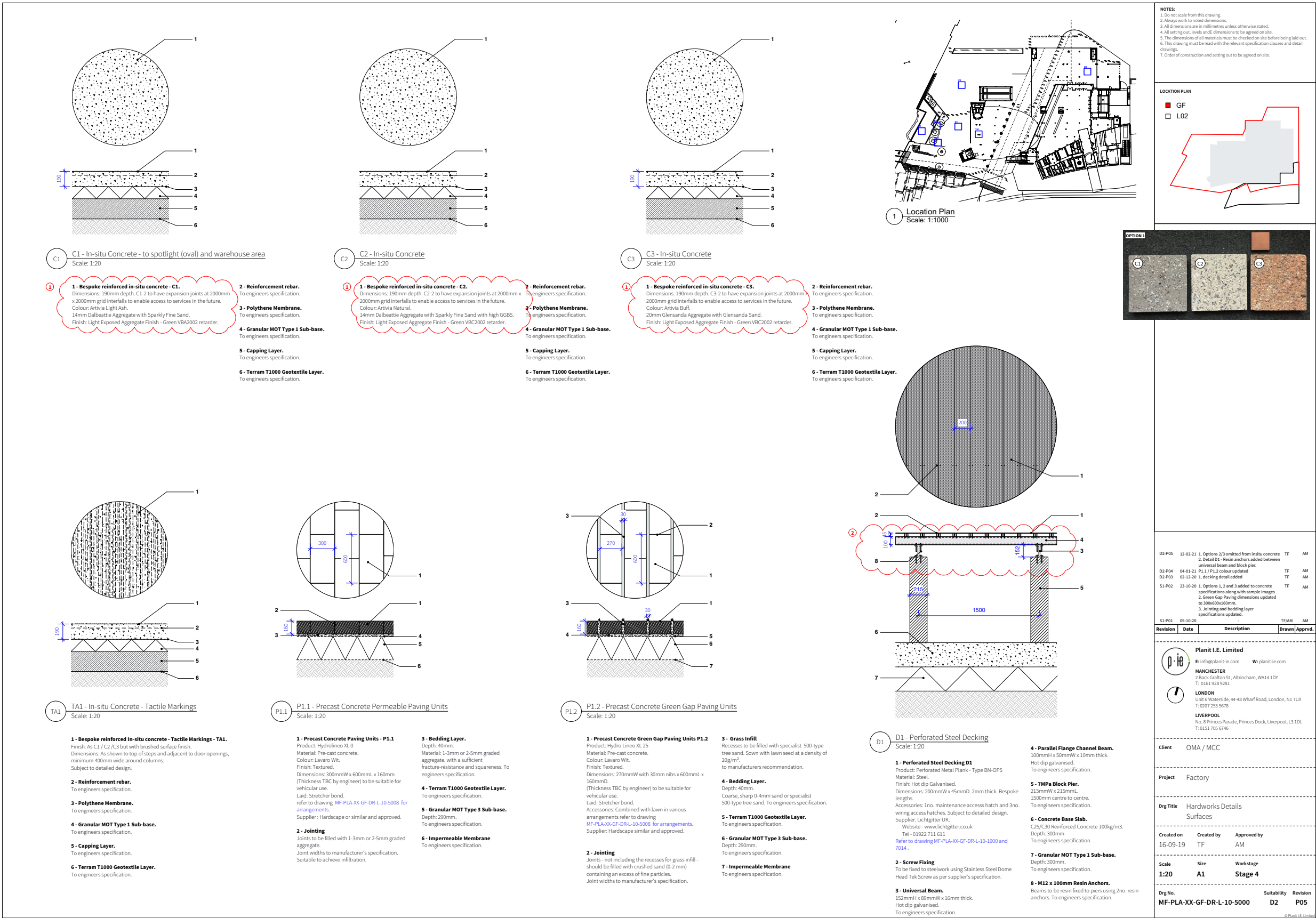
P3 YORKSTONE PAVING - FLAGS

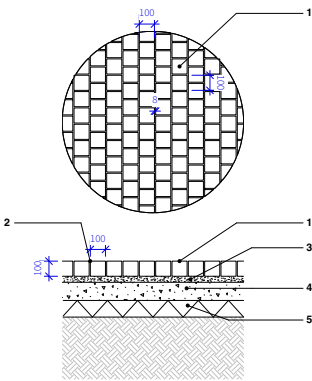


Due to its requirements for open air events and flexibility, much of the public realm is hard surfaced. The hardworks palette has evolved from the graphical concept of elements of the theatre such as the spotlight and the Welcome Mat outlined in Section 2.2. These elements give the spaces character and identity through use of contrasting materials.

The materials chosen must be robust and durable to enable the spaces to accommodate large volumes of people, withstand heavy goods service vehicles as well as accommodate and sustain the potential needs of events which may occur, including fire resistance and ground fixings.

They should also be sympathetic to the building.





P2a/P9a - Yorkstone/Granite Set paving Units - Pedestrian Areas
Scale: 1:20

1 - Yorkstone Set Paving Units (Stock Material) - P2
Material: Sandstone setts.
Colour: Natural.
Finish: Sawn.
Dimensions: 100mmH x 100mmW x 100mmD.
Bond: Random stretcher bond.
Subject to detailed design.

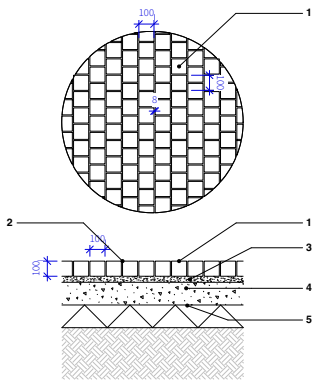
Granite Set Paving Units (Stock Material) - P9.
Material: Granite
Colour: Tritanial - black
Finish: Sawn.
Dimensions: 100mmL x 100mmW x 100mmD.
Joint width: 8mm.
Bond: Random stack bond. Laid to engineers specification.

2 - Jointing
Rigid specialist jointing mortar.
Joint width: 8mm (6-10) to BS7533
Colour subject to LA approval.
Supplier: Steintec or similar and approved.

3 - Bedding Course.
Rigid specialist bedding mortar.
Supplier: Steintec or similar and approved.
To engineer specification.

4 - PQC (C32/40) - See engineers specification.
Depth: 120mm.
To engineers specification.

5 - Granular MOT Type 1 Sub-base.
Depth: 110mm
To engineers specification.



P2b/P9b - Yorkstone/Granite Set paving Units - Vehicular Areas
Scale: 1:20

1 - Yorkstone Set Paving Units (Stock Material) - P2
Material: Sandstone setts.
Colour: Natural.
Finish: Sawn.
Dimensions: 100mmH x 100mmW x 100mmD.
Joint width: 8mm (laid to engineers specification).
Bond: Random stretcher bond.
Subject to detailed design.

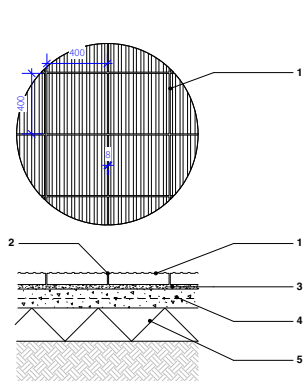
Granite Set Paving Units (Stock Material) - P9.
Material: Granite
Colour: Tritanial - black
Finish: Sawn.
Dimensions: 100mmL x 100mmW x 100mmD.
Joint width: 8mm.
Bond: Random stack bond. Laid to engineers specification.

2 - Jointing
Rigid specialist jointing mortar.
Joint width: 8mm (6-10) to BS7533
Colour subject to LA approval.
Supplier: Steintec or similar and approved.

3 - Bedding Course.
Rigid specialist bedding mortar.
Supplier: Steintec or similar and approved.
To engineer specification.

4 - PQC (C32/40) - See engineers specification.
Depth: 150mm.
To engineers specification.

5 - Granular MOT Type 1 Sub-base.
To engineers specification.



TA2 - Corduroy Tactile Paving Units (moderate traffic)
Scale: 1:20

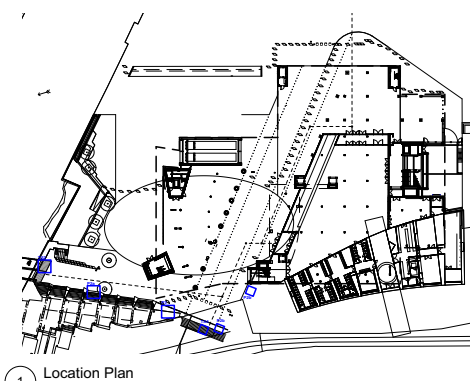
1 - TA2 - Tactile Paving
Material: Granite.
Colour: Black.
Dimensions: 400mm x 400mm x 80mm (suitable for moderate traffic).
Joint Width: 8mm.
Laid: Stack bond, 6 rows to cycle and pedestrian access routes.
Laid to engineers specification.

2 - Jointing
Rigid specialist jointing mortar.
Joint width: 8mm (6-10) to BS7533
Colour subject to LA approval.
Supplier: Steintec or similar and approved.

3 - Bedding Course.
Rigid specialist bedding mortar.
Supplier: Steintec or similar and approved.
To engineer specification.

4 - Concrete Base
Depth: 220mm.
To engineers specification.

5 - Granular MOT Type 1 Sub-base
To engineers specification.

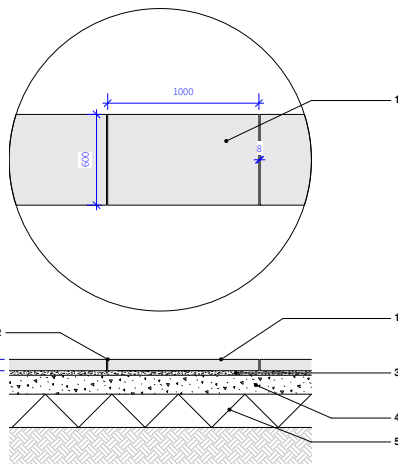
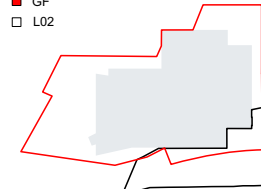


1 Location Plan
Scale: 1:1000

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LOCATION PLAN

GF
L02



P8 - Granite Flag Paving Units (Stock Material)
Scale: 1:20

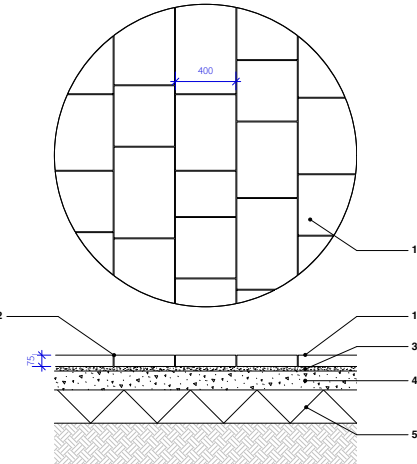
1 - P8 - Granite Flags (stock material)
Material: granite
Colour: Tritanial - black
Finish: Sawn.
Dimensions: 1000mmL x 600mmW x 75mmD.
Bond: Random stack bond.

2 - Jointing
Rigid specialist jointing mortar.
Joint width: 8mm (6-10) to BS7533
Colour subject to LA approval.
Supplier: Steintec or similar and approved.

3 - Bedding Course.
Rigid specialist bedding mortar.
Supplier: Steintec or similar and approved.
To engineer specification.

4 - Concrete Base
Depth: 125mm
To engineers specification.

5 - Granular MOT Type 1 Sub-base
Depth: 220mm.
To engineers specification.



P3 - Yorkstone Flag Paving (Partly Stock Material)
Scale: 1:20

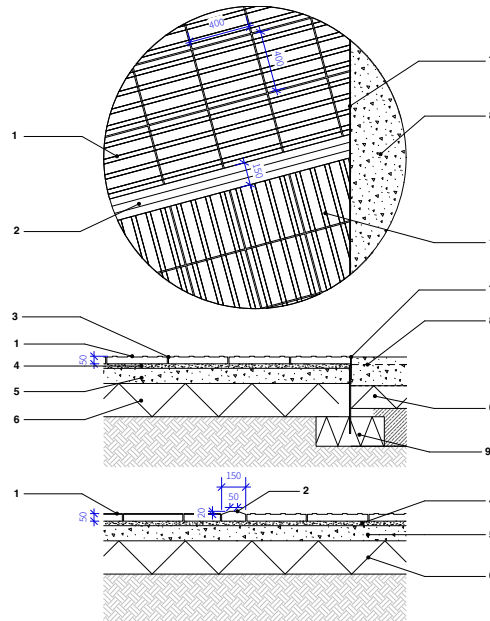
1 - Yorkstone Flag Paving P3
Material: sandstone setts.
Colour: Natural.
Finish: Sawn.
Dimensions: 400mm x 400mm x 75mmD.
Bond: Random stack bond.

2 - Jointing
Rigid specialist jointing mortar.
Joint width: 8mm (6-10) to BS7533
Colour subject to LA approval.
Supplier: Steintec or similar and approved.
Joint widths to engineer specification.

3 - Bedding Course.
Rigid specialist bedding mortar.
Supplier: Steintec or similar and approved.
To engineer specification.

4 - Concrete Base
Depth: 125mm
To engineers specification.

5 - Granular MOT Type 1 Sub-base
Depth: 220mm
To engineers specification.



TA4 - Corduroy Tactile Paving Units - Pedestrian Areas
Scale: 1:20

1 - TA4 - Tactile Paving
Material: Pre-cast concrete paving with built in hazardous strips
Colour: Black.
Dimensions: 400mm x 400mm x 50mmD.
Include oversized units to avoid making small cuts to edge units.
Joint Width: 8mm.
Laid: Stack bond, 6 rows to end of cycle and pedestrian bridge.
Laid to engineers specification.

2 - Raised 'Tramline' separation strip.
Dimensions: 150mmW x 400mmL x 70mmH (20mm raised above ground).

3 - Jointing
Rigid specialist jointing mortar.
Joint width: 8mm (6-10) to BS7533
Colour subject to LA approval.
Supplier: Steintec or similar and approved.

4 - Bedding Course.
Rigid specialist bedding mortar.
Supplier: Steintec or similar and approved.
To engineers specification.

5 - Concrete Base
Depth: 100mm.
To engineers specification.

6 - Granular MOT Type 1 Sub-base
Depth: 220mm.
To engineers specification.

7 - Bespoke Steel Edge - SE1.
Refer to drawing MF-PLA-XX-GF-DR-L-10-5000 for specification.

8 - C2 Bespoke reinforced in-situ concrete.
Refer to MF-PLA-XX-GF-DR-L-10-5000 for detail.

9 - Granular MOT Type 1 Sub-base
To engineers specification.

D2-P03	04-12-20	for tender	TF	AM
S1-P03	28-10-20	1. Base course depth and spec amended as per engineers drawings.	TF	AM
S1-P02	23-10-20	2. P9 split into P9a and P9b.	TF/AM	AM
S1-P01	05-10-20	Jointing and bedding layer specifications updated on all details.	TF/AM	AM

Revision	Date	Description	Drawn	Apprvd.
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Client OMA / MCC

Project Factory

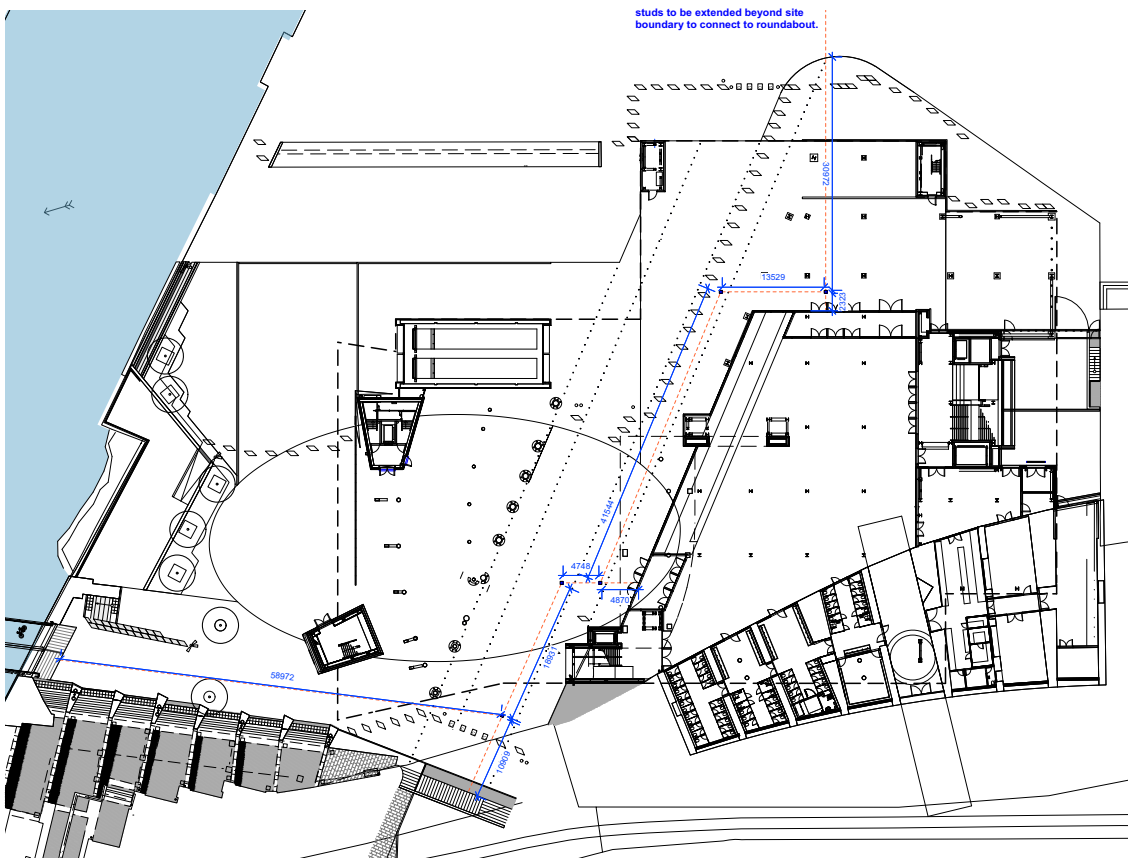
Drg Title Hardworks Details
Surfaces

Created on 16-09-19 Created by TF Approved by AM

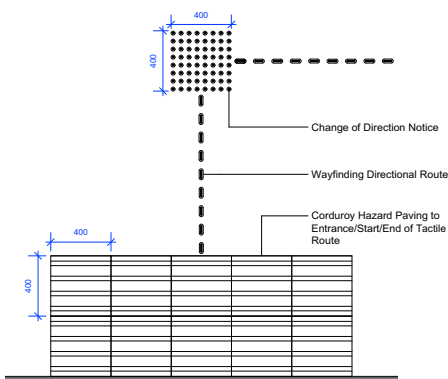
Scale 1:20 Size A1 Workstage Stage 4

Drg No. MF-PLA-XX-GF-DR-L-10-5001 Suitability D2 Revision P03





1 Wayfinding Location Plan
Scale: 1:400



2 Typical Tactile Stud Layout
Scale: 1:20

Above is the guidance system commonly used within mainland Europe and Scandinavia, legislative requirement for all new build schemes.



3 Wayfinding Directional Route - Detail Option 1
Scale: 1:10



4 Wayfinding Directional Route - Detail Option 2
Scale: 1:10



5 Wayfinding Directional Route - Detail Option 3
Scale: 1:10



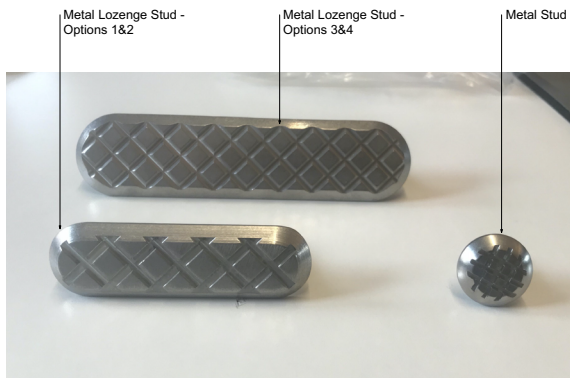
6 Wayfinding Directional Route - Detail Option 4
Scale: 1:10



7 Material Option 1 - Metal Studs
in Stainless Steel



8 Material Option 2 - Paving Finish
Tactile Blister Paving Unit

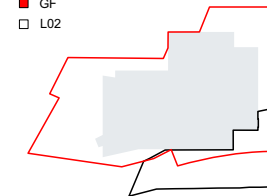


9 Material Option 1 - Metal Studs
Stainless steel

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LOCATION PLAN

GF
L02



KEY

1. Way Finding Directional Route

Metal Lozenge Studs
Material: Stainless Steel
Product: Cross Grip Lozenge

Option 1: Dimensions: 80mm x 25mm tactile studs, 4-5mm upstand, with a 10mm spacing between individual studs
Option 2: Dimensions: 80mm x 25mm tactile studs, 4-5mm upstand, with a 50mm spacing between individual studs
Option 3: Dimensions: 380mm x 35mm tactile studs, 4-5mm upstand, with a 10mm spacing between individual studs
Option 4: Dimensions: 380mm x 35mm tactile studs, 4-5mm upstand, with a 50mm spacing between individual studs

Supplier: tactile paving services
Mobile: 07779 442180
Email: steve@tactilepaving.co.uk

All options to be costed separately and Option 1 used for cost plan at the moment with the option of VE to Options 2,3 or 4 if suitable.
We propose that a test area is installed on site to establish effectiveness of all options. Increased spacing might create loss of connection and lead to confusion. We feel all options might be within the acceptable range but this should be tested by a cane user group.

2. Change in Direction Notice

Metal studs
Material: stainless steel
Product: Cross Grip Stud
Dimensions: 400mm x 400mm square, with round 25mm tactile studs, upstand 4-5mm, 75mm apart from centre line.
Supplier: tactile paving services
Mobile: 07779 442180
Email: steve@tactilepaving.co.uk

D2-P01 04-12-20 for tender TF AM
S2-P01 2020.10.06 TF AM

Revision	Date	Description	Drawn	Apprvd.
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Client OMA / MCC

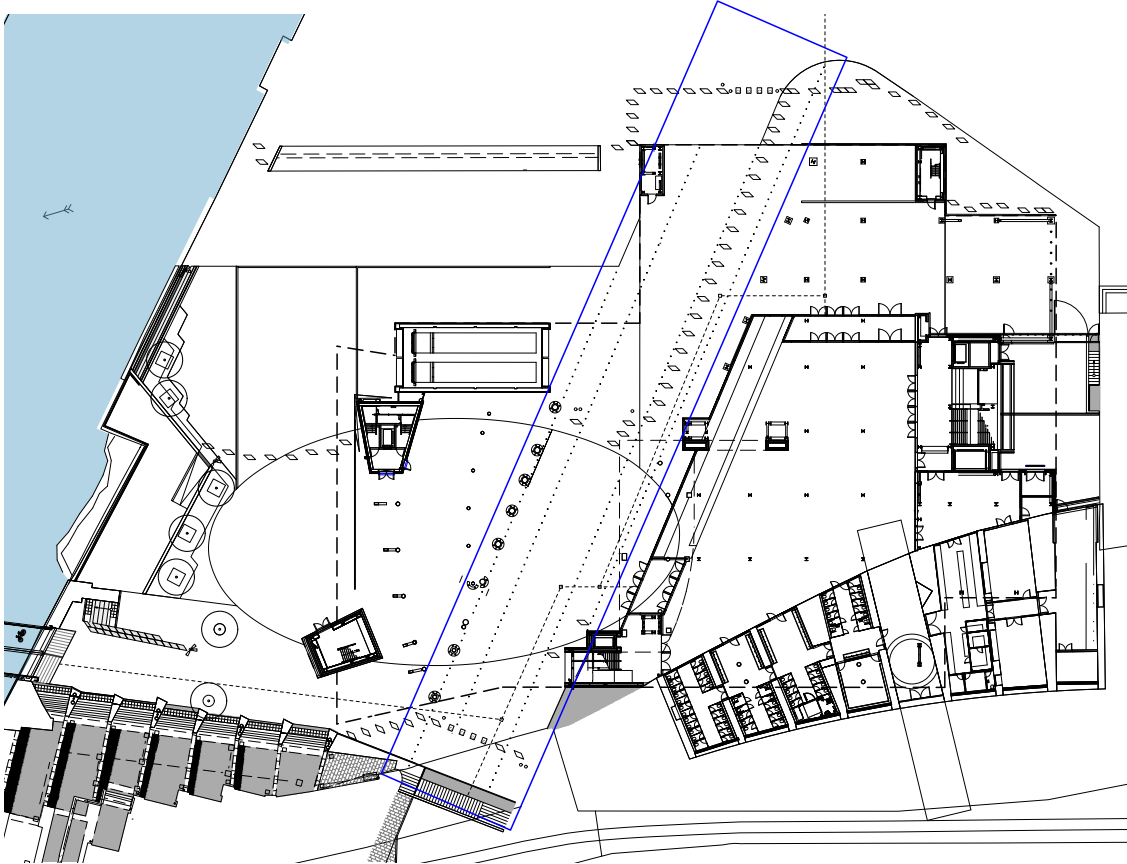
Project Factory

Drg Title Typical Hardworks Details
Wayfinding Paving

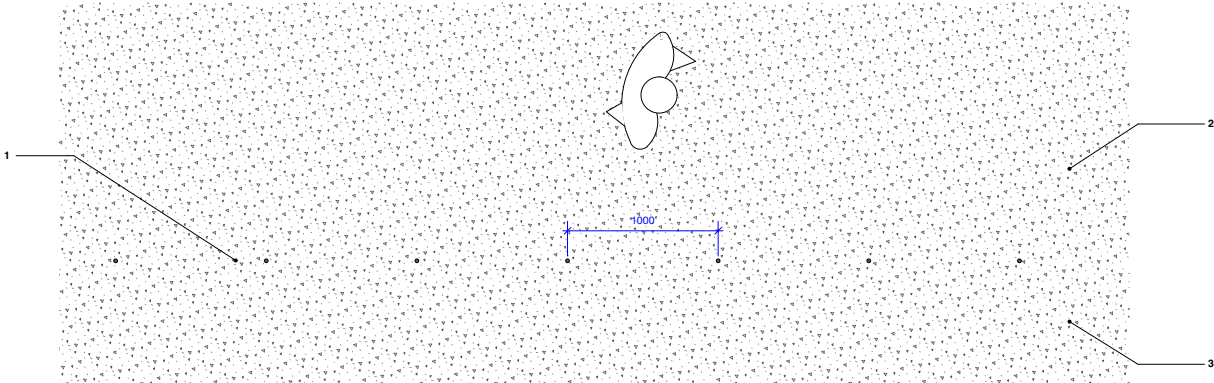
Created on	Created by	Approved by
23-03-20	TF	AM

Scale	Size	Workstage
1:100	A1	Stage 4

Drg No.	Suitability	Revision
MF-PLA-XX-GF-DR-L-10-5005	D2	P01



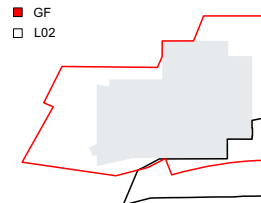
1 Demarcation Studs Location Plan
Scale: 1:400



2 Demarcation Studs Detail Plan
Scale: 1:20

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LOCATION PLAN



KEY

1 - Demarcation Studs
To demarcate the highway land and private land as well as historic kerbline.
To be 25mm diam, low domed non-trip shaped, slip resistant, with one pin each resin fixed into insitu concrete.
Stainless Steel,
At 1000mm c/s distance.

Supplier: tactile paving services
Mobile: 07779 442180/01535 500902
Email: steve@tactilepaving.co.uk
or equal and approved.

Contractor to submit samples to landscape architect prior to ordering.

Fixing method for all studs:
interface with paving: neat core drilled holes at minimum visible diameter. Threaded bar to be cast in with suitable resin fixing. In accordance with supplier's recommendation.

NOTE:
All studs to be stainless steel, 316 grade, without trip hazards and to be slip resistant through circular texture or engraved MIF logo. Provide costs for both.

2 - Highway Land (MCC)
C1/C2 - In-situ Concrete

3 - Private Land (MIF/ALLIED LONDON)
C1/C2 - In-situ Concrete

D2-P01	04-12-20	for tender	TF	AM
S1-P01	25-11-20	for coordination	TF	AM
S1-P01	06-10-20	first issue	TF	AM

Revision	Date	Description	Drawn	Apprvd.
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Client OMA / MCC

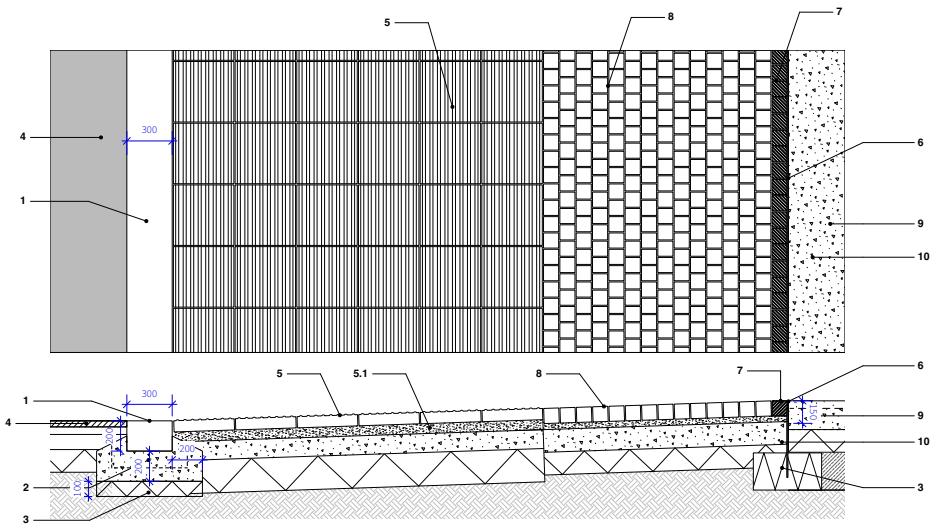
Project Factory

Drg Title Typical Hardworks Details
Highway Demarcation

Created on 23-03-20 Created by TF Approved by AM

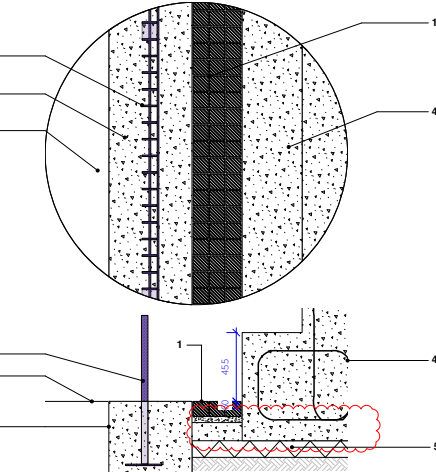
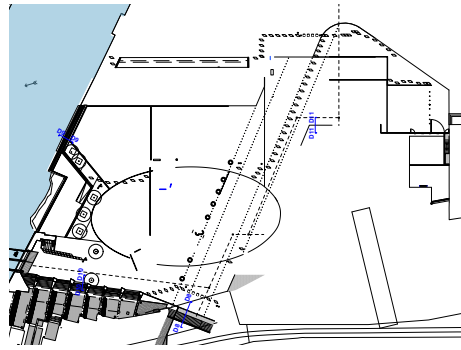
Scale 1:400, 1:20 Size A1 Workstage Stage 4

Drg No. MF-PLA-XX-GF-DR-L-10-5006 Suitability D2 Revision P01



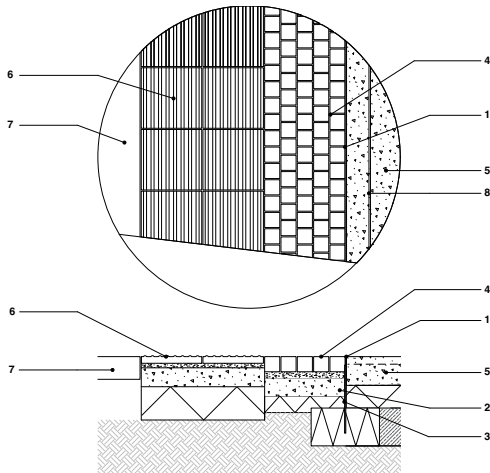
D8 K2 Granite Flush Channel / TA4 Tactile Paving / P9 Yorkstone Setts / P2 Granite Setts / SE1 Steel Edge / C2 In-situ Concrete
Scale: 1:20

- 1 - K2 Granite Flush Channel**
Material: Granite.
Colour: Light grey.
Finish: picked.
Dimensions: 300mm (W) x 200mm (D) x 500mm (L).
Joints: Tooled coloured mortar.
Subject to detailed design.
- 2 - Concrete haunch with reinforcement.**
To engineers specification.
- 3 - Granular MOT Type 1 Sub-base.**
To engineers specification.
- 4 - Bituminous Asphalt Road Surface.**
To engineers specification.
- 5 - TA4 Tactile Paving**
Refer to MF-PLA-XX-GF-DR-L-10-5001 for detail.
- 5.1 - Bedding layer**
To be 65mm to be in with adjacent bedding layer to P2 Yorkstone setts.
- 6 - Steel edge - SE1.**
Product: Verge ExcelEdge Heavy Duty Edging.
Material: Steel.
Finish: Hot dip galvanised.
Dimensions: 3mm (W) x 3000mm (L) x 150mm (D).
Supplier: Kinley or similar and approved.
- Laid flush to surface.
Joints between section: Each section to be staked into sub-base using 450mm stakes and 3mm connector plate.
- 7 - P9 Granite Setts Paving Units (Stock Material).**
Refer to MF-PLA-XX-GF-DR-L-10-5000 for detail.
- 8 - P2 Yorkstone Setts Paving Units (Stock Material).**
Refer to MF-PLA-XX-GF-DR-L-10-5000 for detail.
- 9 - C2 Bespoke reinforced in-situ concrete.**
Refer to MF-PLA-XX-GF-DR-L-10-5000 for detail.
- 10 - Spiral Securing Stakes.**
Length: 250mm
To be fixed into MOT Type 1 Sub-base to engineer / supplier's specification.



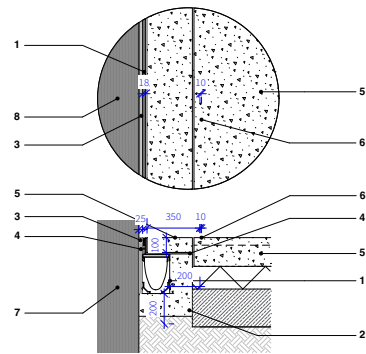
D9 P9 Granite Setts / Guardrail Wall / In-situ Seating Steps
Scale: 1:20

- 1 - P9 Granite Setts (stock material).**
Refer to MF-PLA-XX-GF-DR-L-10-5001 for detail.
- 2 - Concrete foundation to Guard Rail**
Refer to drawing MF-PLA-XX-GF-DR-L-7016 for detail.
- 3 - Ballustrade - Ba**
Refer to drawing MF-PLA-XX-GF-DR-L-7016 for detail.
- 4 - In-situ Reinforced Concrete Seating Wall**
To sit min. 60mm below paving level.
Refer to drawing MF-PLA-XX-GF-DR-L-7014 for detail.
- 5 - Granular MOT Type 1 Sub-base.**
To engineers specification.
- 6 - Existing River Wall**



D10 TA2 Tactile Paving / P2 Setts Paving Units / SE1 Steel Edging / C2 Insitu Concrete
Scale: 1:20

- 1 - Steel edge - SE1.**
Product: Contour ExcelEdge Heavy Duty Edging.
Material: Steel.
Finish: Hot dip galvanised. Milled.
Dimensions: 6mm (W) x 3000mm (L) x 150mm (D).
Supplier: Kinley or similar and approved.
- Laid flush to surface.
Joints between section: seamless butt jointing. Each section to be staked into sub-base using 250mm stakes.
- NOTE: corner units to be formed as single section to tie in adjacent edges.
- 2 - Spiral Securing Stakes.**
Length: 250mm
To be fixed into MOT Type 1 Sub-base to engineer / supplier's specification.
- 3 - Granular MOT Type 1 Sub-base.**
To engineers specification.
- 4 - P2 Yorkstone Setts Paving Units (Stock Material).**
Refer to MF-PLA-XX-GF-DR-L-10-5000 for detail.
- 5 - C2 Bespoke reinforced in-situ concrete.**
Refer to MF-PLA-XX-GF-DR-L-10-5000 for detail.
- 6 - TA4 Tactile Paving**
Refer to MF-PLA-XX-GF-DR-L-10-5001 for detail.
- 7 - Existing Step to Ordsall Chord Interface**



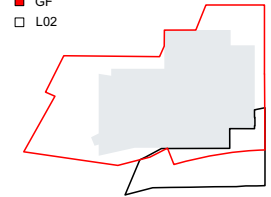
D11 Building Facade / DC4 Slot Drain / C2 In-situ Concrete
Scale: 1:20

- 1 - Slot Drain - DC4**
Product: ACO BrickSlot M150D
Finish: Galvanised Steel.
Dimensions: 183mm (W) x 500mm (L) depth varies.
Load class C250.
Supplier: ACO Technologies or similar and approved.
Surrounding Paving to be raised 306mm above top of slot.
- 2 - Concrete haunch.**
Min 80mm offset from facade.
To engineers specification.
- 3 - Sealant**
Product: OttoSeal S70 Natural Stone Sealant.
Colour: C6113 Matt Concrete Grey.
- 4 - Polymer Modified Mortar**
To engineers specification.
- 5 - C2 Bespoke reinforced in-situ concrete.**
Refer to MF-PLA-XX-GF-DR-L-10-5000 for detail.
- 6 - 10mm Isolation Joint.**
Sealant colour to be specified by landscape architect.
To engineers specification
- 7 - Building Facade.**

NOTES:
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3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

LOCATION PLAN

GF
L02



D2-P05	12-02-21	Foundation detail to wall updated (D9)	TF	AM
D2-P04	03-12-20	Detail D9 Updated	TF	AM
S1-P03	11-11-20	1. Brickslot drain foundation reduced to 150mm (Load Class C250).	TF	AM
S1-P02	28-10-20	1. Base course to yorkstone setts updated 2. Brickslot drain interface with building updated.	TF	AM

S1-P01	05-10-20	-	TEAM	AM
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Revision	Date	Description	Drawn	Apprvd.
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Client OMA / MCC

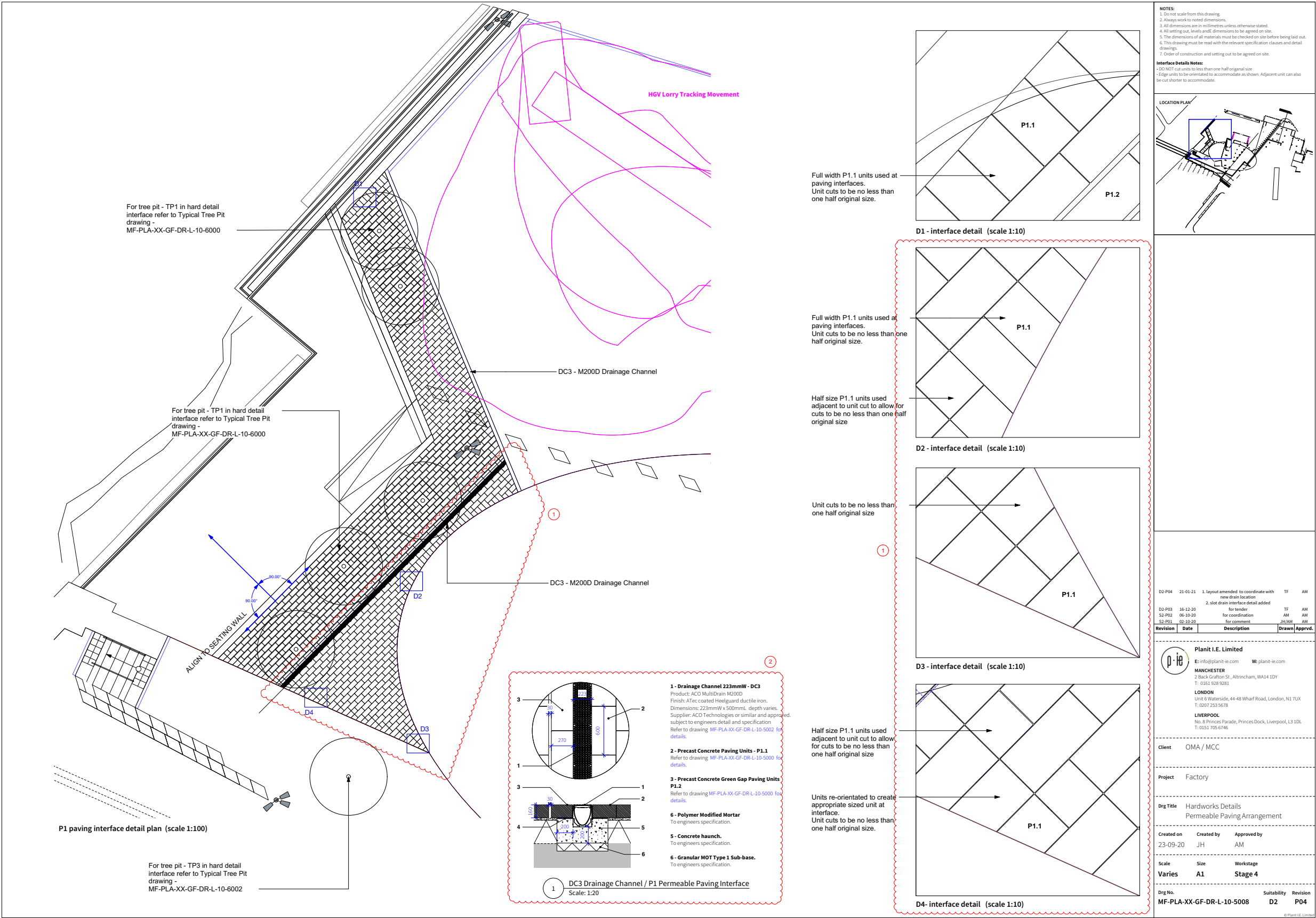
Project Factory

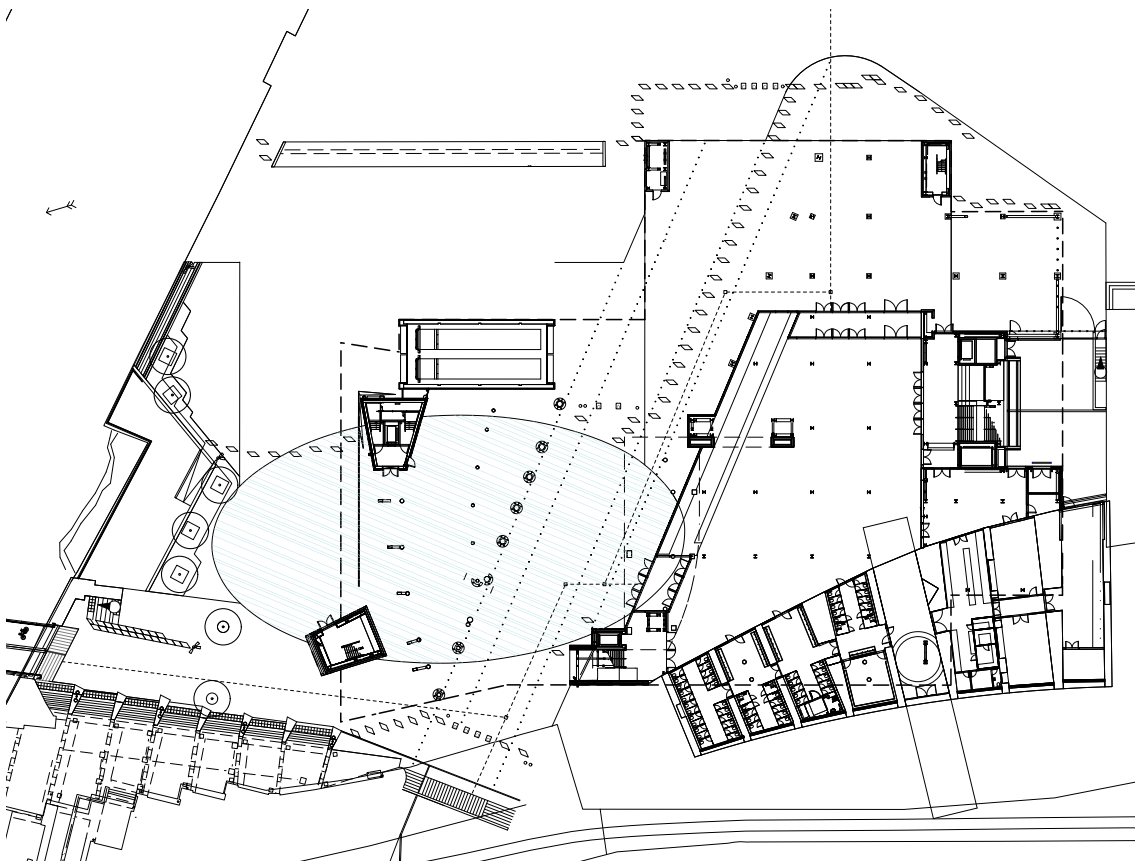
Drg Title Hardworks Details
Interfaces

Created on 16-09-19 Created by TF Approved by AM

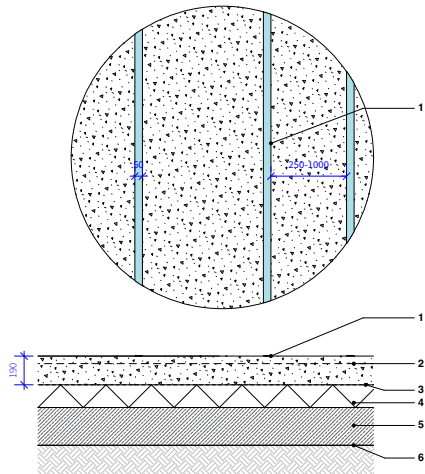
Scale 1:20 Size A1 Workstage Stage 4

Drg No. MF-PLA-XX-GF-DR-L-10-5007 Suitability D2 Revision P05





1 Demarcation Studs Location Plan
Scale: 1:400



C1 C1 Option 2 - In-situ Concrete - to spotlight (oval)
Scale: 1:20

- 1 - Thermoplastic Line Marking.**
Product: Quickline Preformed Rolls with anti-slip properties.
Supplier: Kestrel Thermoplastics Ltd.
Colour: Light Blue - RAL 5012 - subject to LA approval prior to application.
Dimensions: 50mmW x 3mmD x length varies. Approx total length: 2300m.
Spacing: Random intervals between 500-1000mm in increments of 250mm.
Fixing: Hot applied with gas torch to supplier's specification.
Prior to laying, apply Kestrel 2 pack epoxy resin primer to strengthen bond - to supplier's specification.
- 2 - C1 Option 2 Bespoke reinforced in-situ concrete.**
As C1 (Option 2) in-situ concrete specification. See drawing MF-PLA-XX-GF-DR-L-10-5000.
- 3 - Polythene Membrane.**
To engineers specification.
- 4 - Granular MOT Type 1 Sub-base.**
To engineers specification.
- 5 - Capping Layer.**
To engineers specification.
- 6 - Terram T1000 Geotextile Layer.**
To engineers specification.

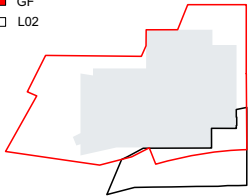


Kestrel Quickline Preformed Thermoplastic Roll.

- NOTES:**
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 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

LOCATION PLAN

- GF
□ L02



KEY

Revision	Date	Description	Drawn	Approved
D2-P01	04-12-20	for tender	TF	AM
S1-P01	23-10-20	First Issue	TF	AM

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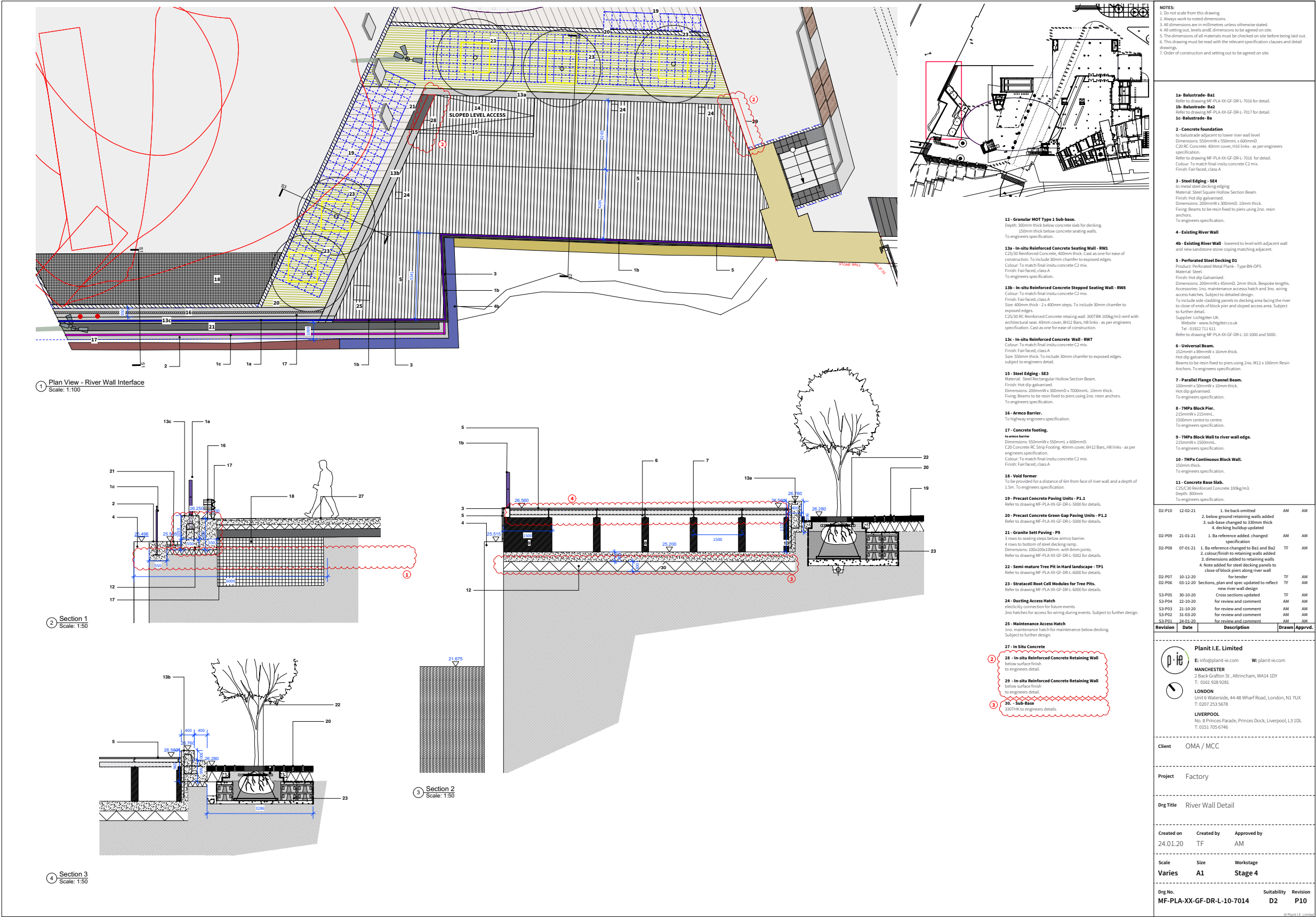
Project Factory

Drg Title Typical Hardworks Details
Thermoplastic Markings

Created on 14-10-20 Created by TF Approved by AM

Scale 1:400, 1:20 Size A1 Workstage Stage 4

Drg No. MF-PLA-XX-GF-DR-L-10-5009 Suitability D2 Revision P01



Soft Landscaping Materials

Trees provide a vertical framework and seasonal colour to animate the space throughout the year. The majority of the trees are planted informally along the river's edge .

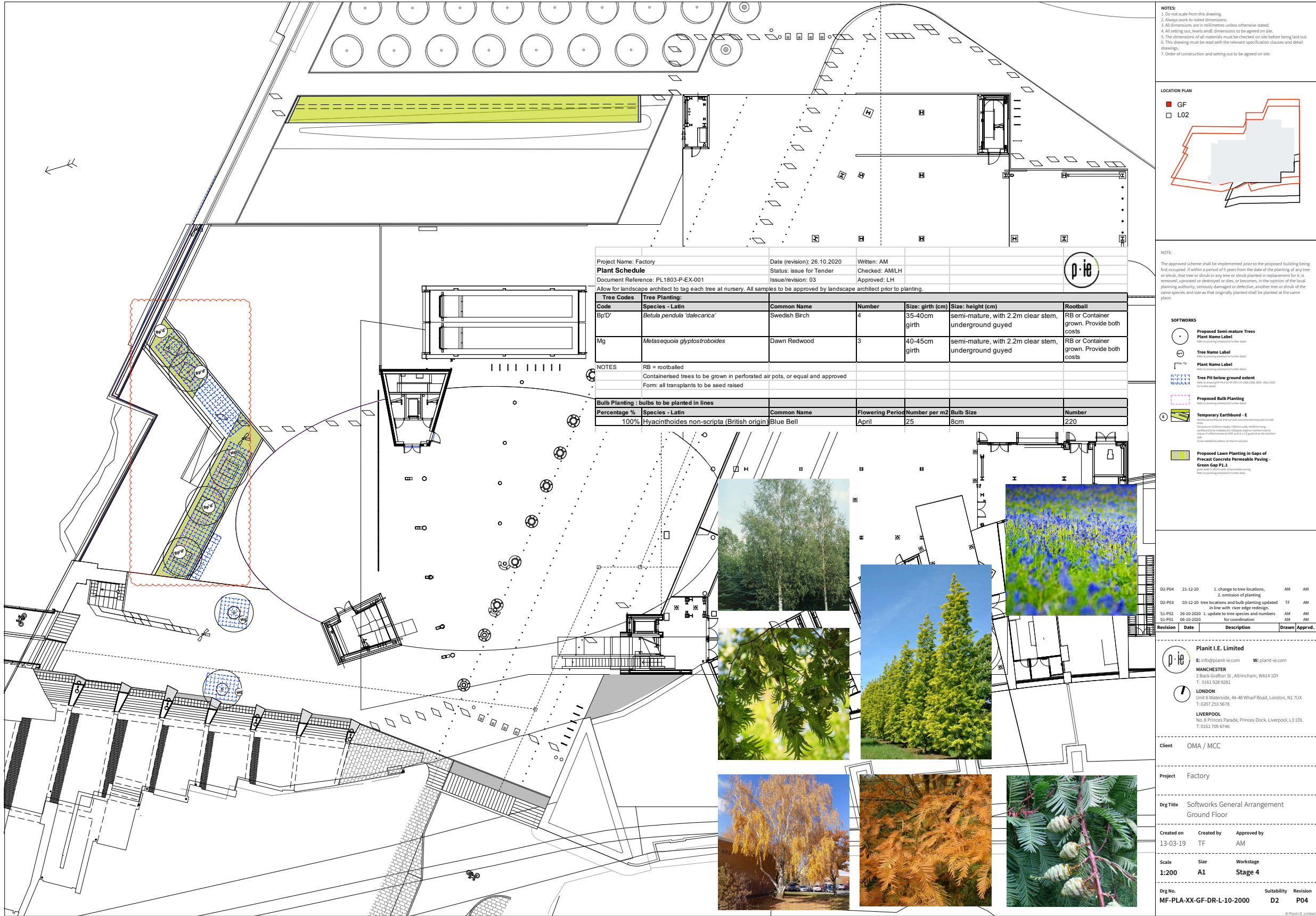
Overall trees will be provided within the public realm scheme, and this contributes to the biodiversity and greening of the site whilst also providing an appropriate replacement for the four trees lost as a result of the proposals (two of which were moderate quality and two of low quality). There are no further existing trees that will require to be retained.

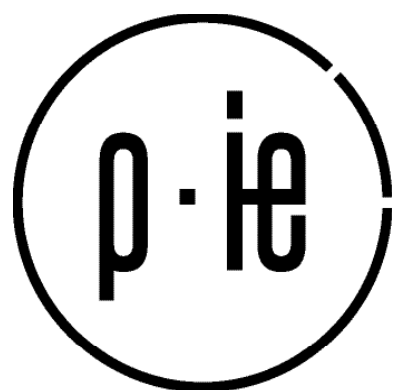
Tree species have been selected for their suitability to cope within an urban and windy site environment. Sites within these locations are associated with higher stress levels resulting from poorer access to nutrients and water, greater pollution and higher temperatures. The trees located on low points are in addition able to cope with short periods of flooding should a flood event occur, otherwise they are able to cope with periods of drought.

Festival Square to the north of the site is being framed by tree planting from the adjacent development.

A small area of grass planting is proposed along the river between concrete paving to provide a softer edge. We are proposing to accompany the grass planting with some Bluebell bulb planting within the gaps.

								
Project Name: Factory		Date (revision): 26.10.2020		Written: AM				
Plant Schedule		Status: issue for Tender		Checked: AM/LH				
Document Reference: PL 1803-P-EX-001		Issue/revision: 03		Approved: LH				
Allow for landscape architect to tag each tree at nursery. All samples to be approved by landscape architect prior to planting.								
Tree Codes	Tree Planting:							
Code	Species - Latin	Common Name	Number	Size: girth (cm)	Size: height (cm)	Rootball		
Bp'D'	<i>Betula pendula 'dalecarica'</i>	Swedish Birch	4	35-40cm girth	semi-mature, with 2.2m clear stem, underground guyed	RB or Container grown. Provide both costs		
Mg	<i>Metasequoia glyptostroboides</i>	Dawn Redwood	3	40-45cm girth	semi-mature, with 2.2m clear stem, underground guyed	RB or Container grown. Provide both costs		
NOTES	RB = rootballed							
	Containerised trees to be grown in perforated air pots, or equal and approved							
	Form: all transplants to be seed raised							
Bulb Planting : bulbs to be planted in lines								
Percentage %	Species - Latin	Common Name	Flowering Period	Number per m2	Bulb Size	Number		
100%	Hyacinthoides non-scripta (British origin)	Blue Bell	April	25	8cm	220		





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