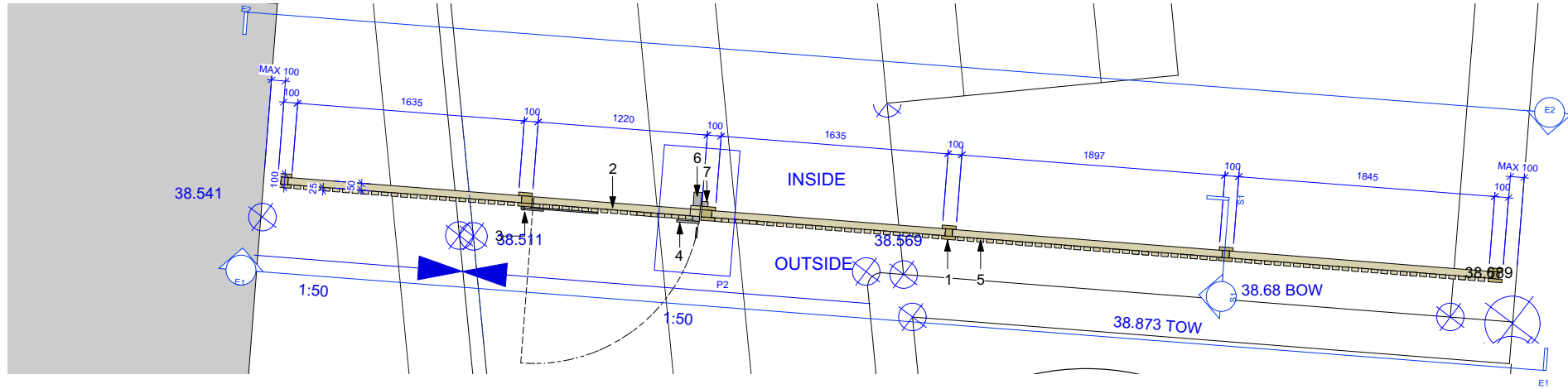
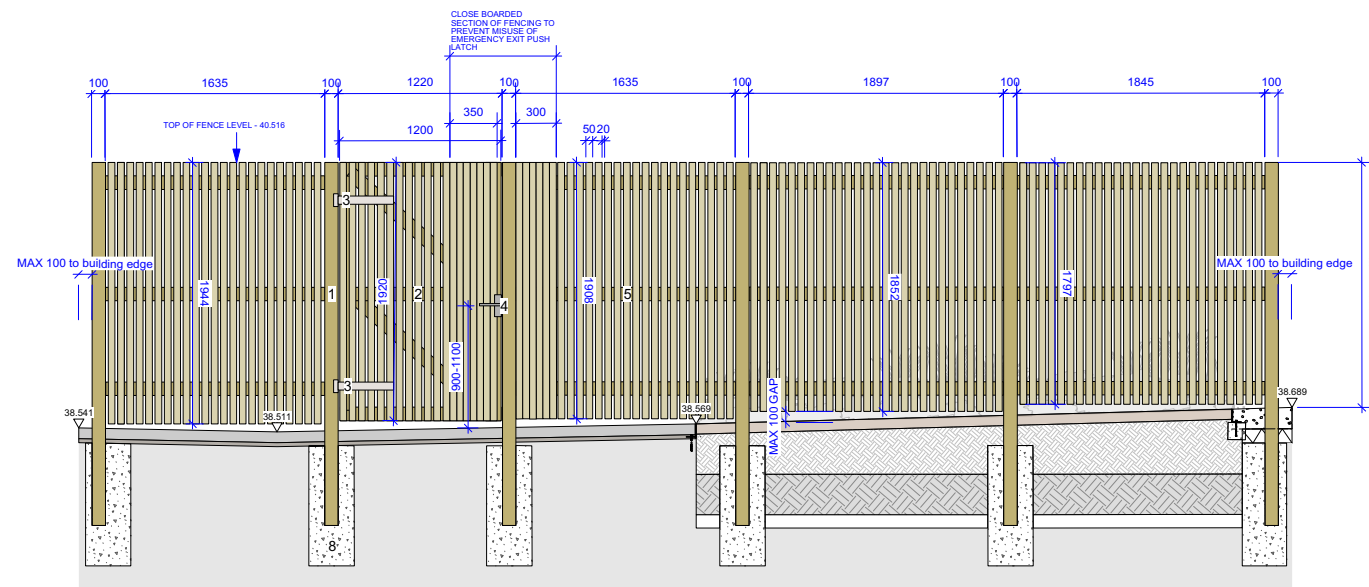
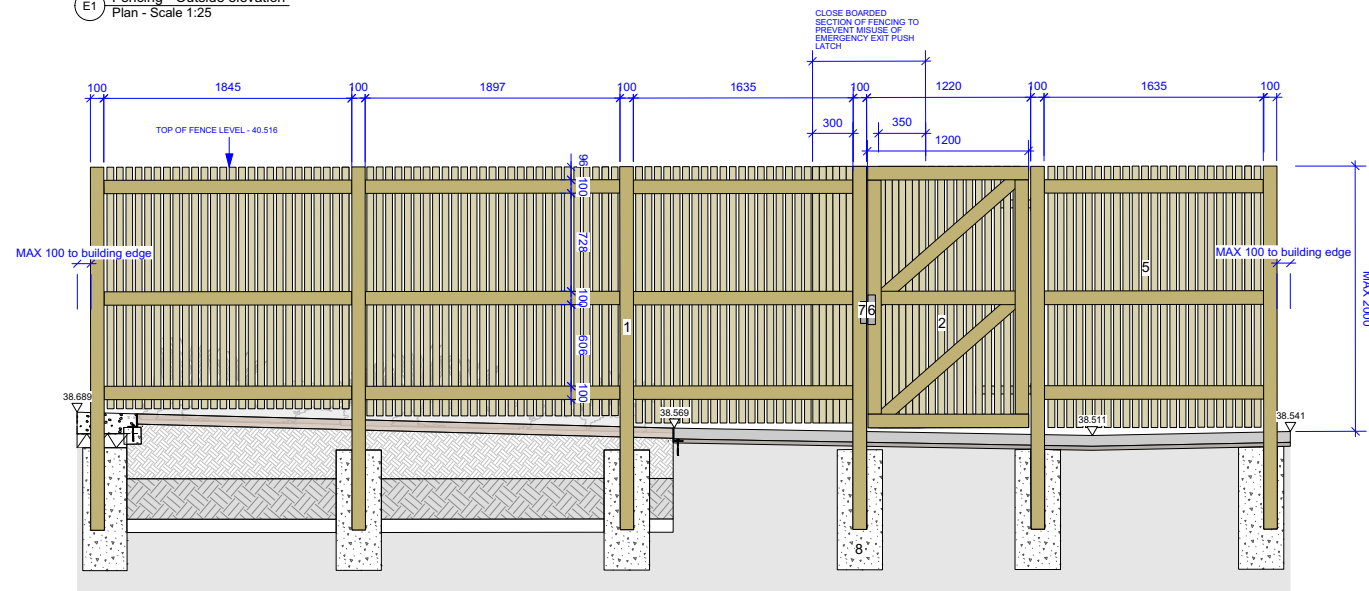




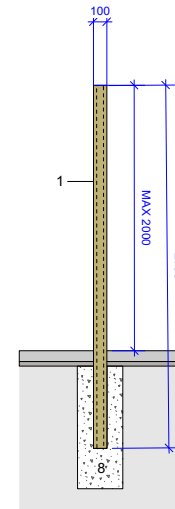
P1 Timber Fencing & Gate to Chapel Gardens - Plan
Plan - Scale 1:20



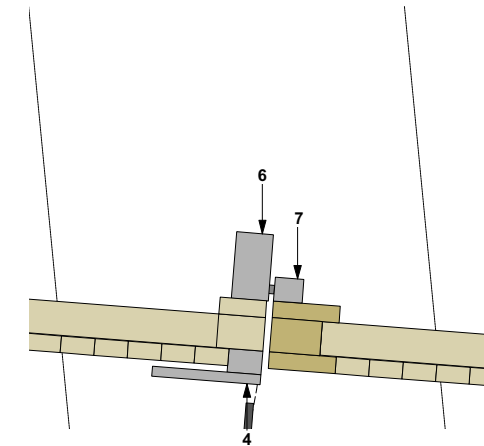
E1 Fencing - Outside elevation
Plan - Scale 1:25



E2 Fencing - Inside elevation
Plan - Scale 1:25



S1 Fencing - Section
Plan - Scale 1:25



P2 Gate Lock - Plan
Plan - Scale 1:5



Lockable access lever



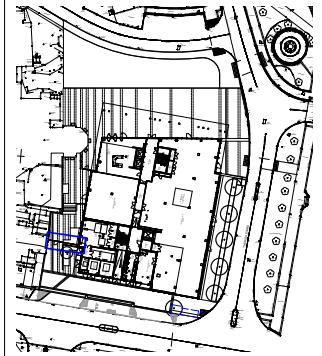
Emergency access push latch



Illustrative images - hit and miss fencing



- 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 (scale 1:1000)

KEY

1. Slotted Fencepost
Material: High pressure treated softwood timber
Size: 100mmx100mmx2700mm
Aperture - 54mm wide x 25mm deep slot is to allow a clearance of 50mm
Finish: planed all round
Use countersunk, stainless steel fixings.
Include special corner post where required.
Supplier: Jackson's Fencing or equal approved.
Refer to specification clause Q40/330A

2. Single leaf swing gate
Material: High pressure treated softwood timber. Clad to match adjacent fencing.
Size: 1200mm (W) x 1920mm (H) (allow for a minimum 50m clearance of ground)
Finish: planed all round
Use countersunk, stainless steel fixings.
Supplier: Jackson's Fencing or equal approved.
Refer to specification clause Q40/570A

3. Steel T hinges
Material: Stainless steel
To include countersunk and tamper proof fixings.
Engineer to confirm loading requirement.
Refer to specification clause Q40/570A

4. Lockable access lever
Mounted to gate to manufacturer's recommendations.
Product: Briton 1413 L.E. SE Outside Access Device - Lever (ref 488700)
Seek client approval for lock prior to placing an order.
Supplier: Ironmongery direct or similar and approved.
Refer to specification clause Q40/570A

5. Hit and miss timber fence panels
Material: High pressure treated softwood timber
Size: 50mmx25mm timber fixed to 100mmx50mm rails. 20mm gaps.
Finish: planed all round
Use countersunk, stainless steel fixings.
Supplier: Jackson's Fencing or equal approved.
Refer to specification clause Q40/330A

6. Emergency exit push latch
Mounted to gate to manufacturer's recommendations.
Product: Briton 1438E Single Door Push Pad Latch (ref 515762)
Supplier: Ironmongery direct or similar and approved.
Seek client approval for lock prior to placing an order.
Refer to specification clause Q40/570A

7. Lock keep
Mounted to fence post to manufacturer's recommendations. Zinc plated.
Seek client approval for lock prior to placing an order.
Refer to specification clause Q40/570A

8. Post Foundations
To engineer's specification.
Refer to specification clause Q40/570A

S4, C02	20-08-19	Construction	SAB	AM
S4, C01	14-08-19	Construction	SAB	AM

Revision	Date	Description	Drawn	Apprv.
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2 Back Grafton St., Altrincham, WA14 1DY
T: 0161 928 9281
LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678
LIVERPOOL
Tempest 5.3, 12 Tithebarn Street, Liverpool, L2 2DT
T: 0151 363 1230

Client CMFT/MSP

Project Citylabs 2.0
Manchester

Drg Title Detail - Timber Fencing & Gates 2

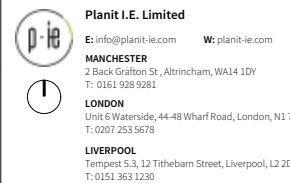
Created on 01.08.2019 Created by SAB Approved by AM

Scale 1:20, 1:25, 1:5 Size A1 Workstage Stage 5

Drg No. 007535-PLA-XX-XX-DR-L-7004 Suitability S4 Revision C02

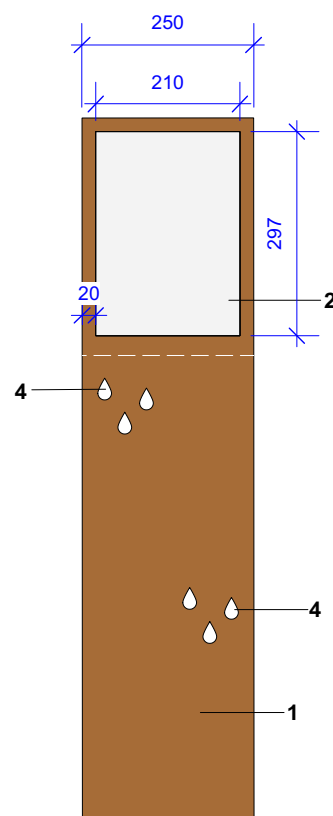
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subject to approval of manufactureres drawings, all measurements to be checked on site prior to ordering and fabrication.



- ① Existing wall demolished - sandstone reused
- ② Pillar relocated
- ③ Pillar Coping top + sandstone reused
- ④ Existing wall retained
- ⑤ New boundary wall

out in a safe manner through monitoring the system with CCTV, alternatively they can be manually reset at the roadside cabinet.



Illustrative image: Interpretive signage

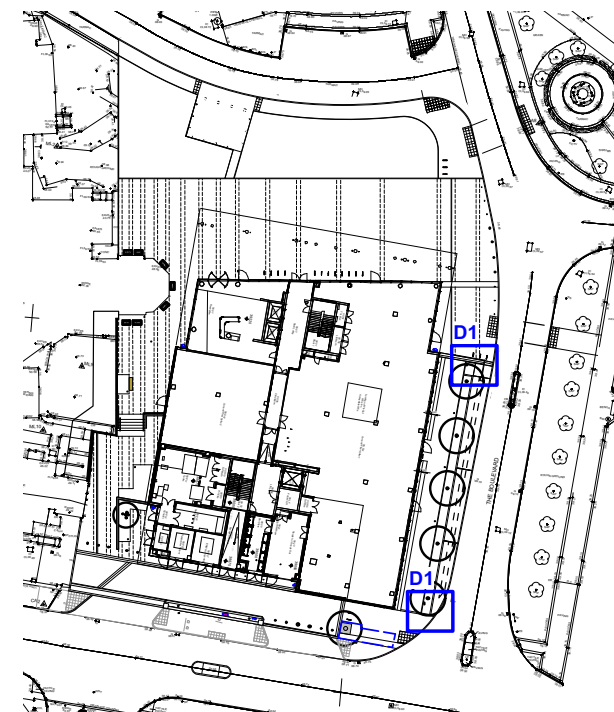
Key

1. Steel sheet signpost
Material: Corten steel. 10mm thick.
Mechanically fixed to concrete foundation.
With **raindrop perforations (item 4)** - laser cut within steel sheet.
All fixings to be countersunk and tamperproof.
Made from single bent sheet.

2. High pressure laminate interpretative signage
Final graphics refer to drawing - 2no. of designs.
007535-PLA-XX-XX-DR-L-7006
Supplier: Nature Sign Design
16 Fairview Road
Timperley, Altrincham,
Cheshire, WA15 7AR
T. 0161 980 4883
Use stainless steel, countersunk and tamperproof fixings.

3. Concrete Foundations
To engineer's details

4. Raindrop Perforations
Laser cut from steel sheet



Location Plan (scale 1:1000)

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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.

NOTE:

1. Refer to specification clause Q50/371
2. Submit fabrication drawings for approval by Landscape Architect prior to placing an order.

Revision	Date	Description	Drawn	Approved
S4, C02	20-09-19	Construction	SAB	AM
S4, C01	14-08-19	Construction	SAB	AM

Plant I.E. Limited E: info@plant-ie.com W: plant-ie.com MANCHESTER 2 Back Grafton St, Altrincham, WA14 1DY T: 0161 928 9281 LONDON Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX T: 0207 253 5678 LIVERPOOL Tempest 5.3, 12 Tithebarn Street, Liverpool, L2 2DT T: 0151 363 1230	
---	--

Client CMFT/MSP

Project Citylabs 2.0
Manchester

Drg Title Detail - Swale Information Post

Created on 01.08.19 Created by SAB Approved by AM

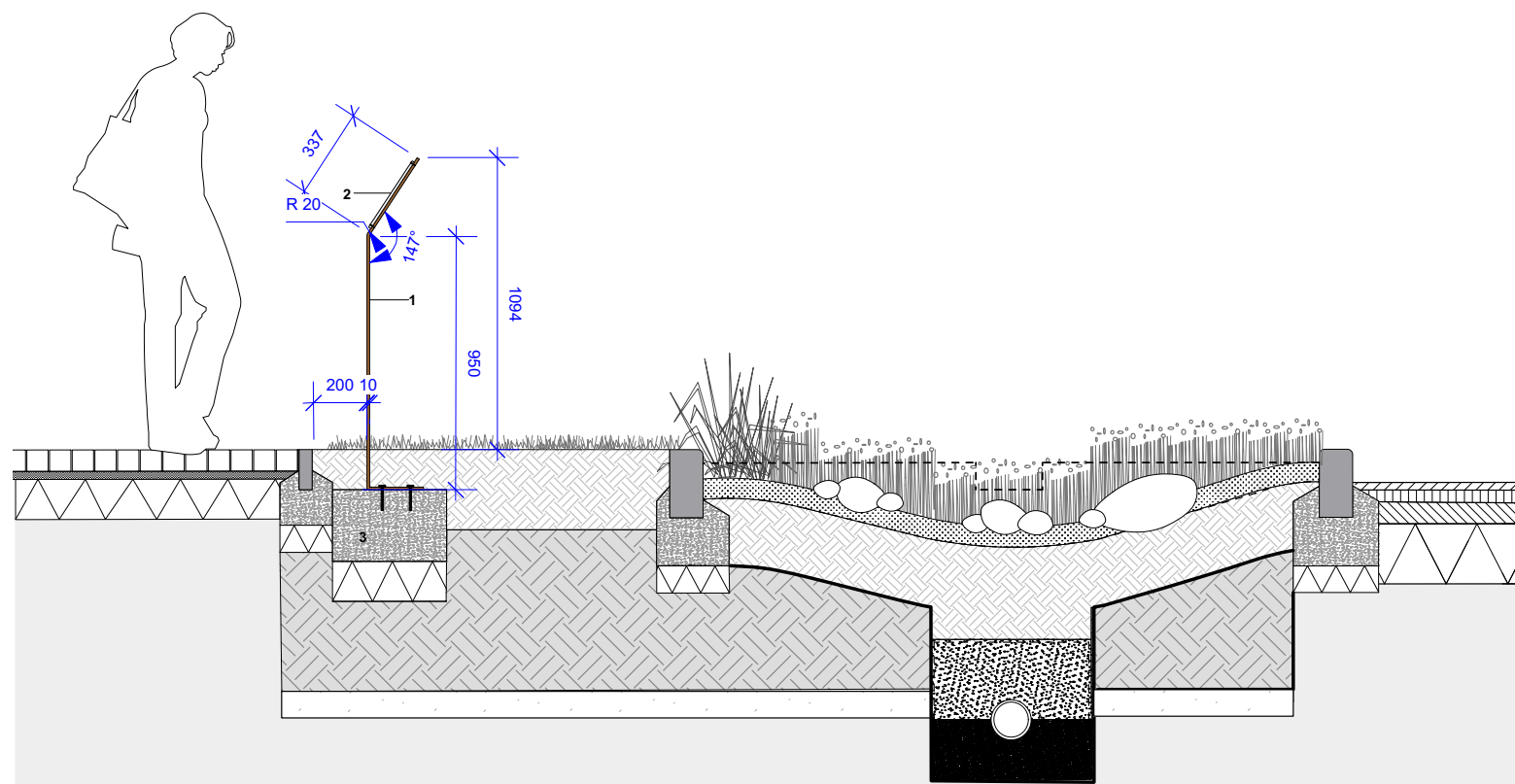
Scale 1:25, 1:10 Size A3 Workstage Stage 5

Drg No. 007535-PLA-XX-XX-DR-L-7005 Suitability S4 Revision C02

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E1 Interpretive signage - Front elevation
Plan - Scale 1:10

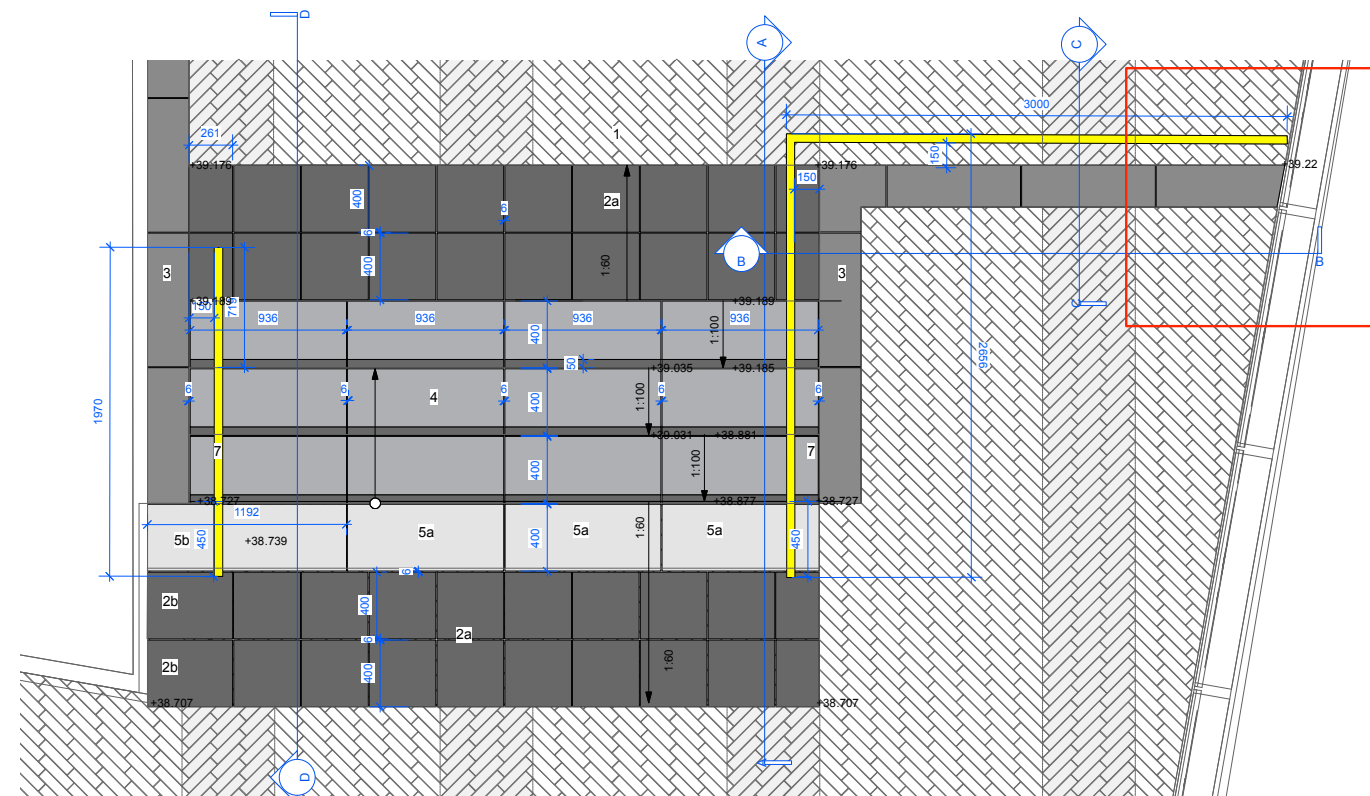
D1 Interpretive signage -Section
Plan - Scale 1:25



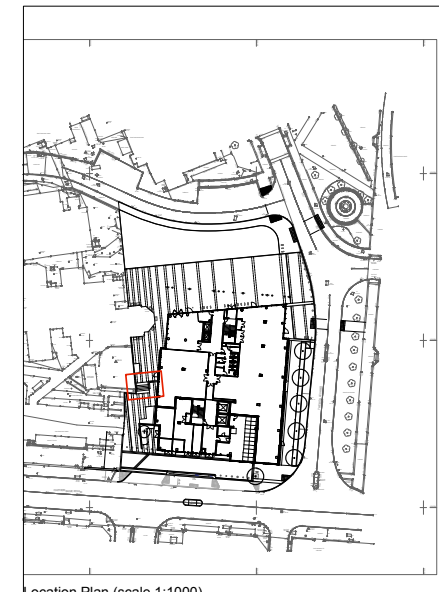
LANDSCAPING | CONDITION 10(E) - STEPS AND HANDRAILS

Prior to the commencement of any landscaping final details of the landscaping works shall be submitted and approved in writing by the City Council as Local Planning Authority to include an implementation timeframe and the following:

(e) Details of external steps and handrails;



Ensure Building Interface has been checked on site and finalised prior to placing orders



Location Plan (scale 1:1000)

NOTES

1. Concrete Aggregate Sett Paving.
Refer to drawing **007535-PLA-XX-XX-DR-L-5006&5007** for further details

2. Tactile Corduroy Paving. To top and bottom of steps.
Size 2A: 400x400mm, 65mm deep (standard)
Size 2B: 400x510mm, 65mm deep (standard)
Laid as stack bond.
Material: Granite.
Colour: Crystal Black.
Supplier: Hardscape.
Fully rigid on concrete slab, reinforced haunching, proprietary mortar system for bedding, jointing and primer.
To specification clause **Q25/190J**.

3. Solid Granite Retaining Walls.
Material: Granite.
Refer to drawing **007535-PLA-XX-XX-DR-L-5004** for further details and to specification clause **F21/115B**.

4. Natural Stone Steps - With contrasting thread and nosing.
Material: Granite
Dimensions: 400mm wide, 160/230mm deep (150 rise) and 936mm long.
Colour: kobra - dark grey, crystal black contrasting strip colour: **L37/420J**
Finish: Picked
Supplier: Hardscape (t:01204565500) or similar and approved
To specification clause **L37/315J**

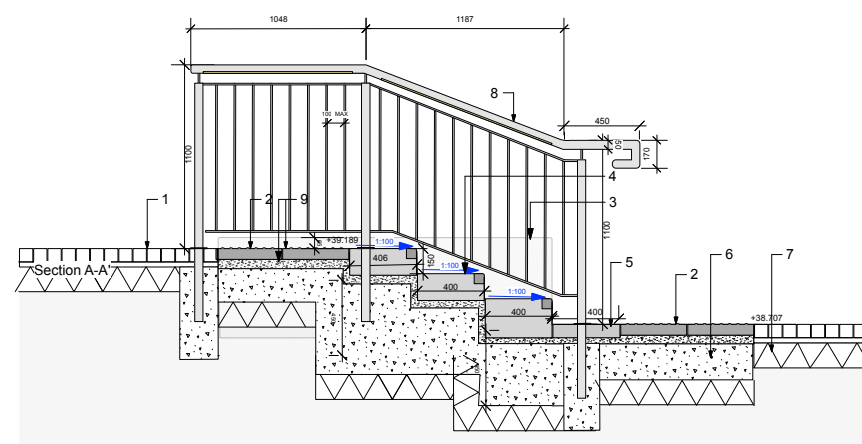
5. Natural Stone Flag -
Material: Granite
Dimensions:
Size 5A: 400mm wide, 80mm deep and 936mm long.
Size 5B: 400mm wide, 80mm deep and 1192mm long.
Colour: kobra - dark grey
Finish: Picked
Supplier: Hardscape (t:01204565500) or similar and approved
To specification clause **Q25/191A**.

6. Concrete foundation to engineers details.

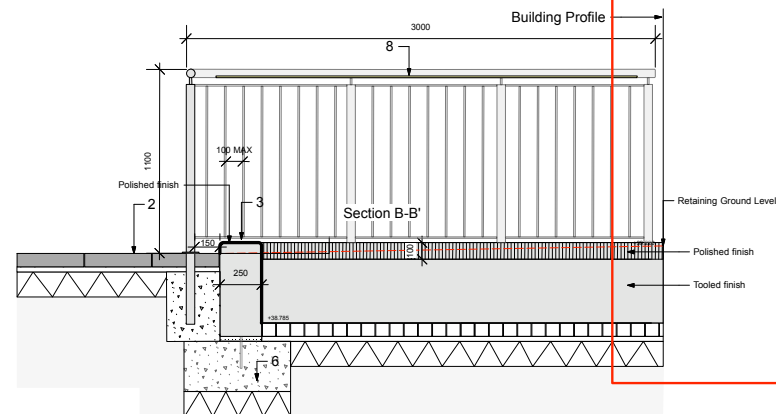
7. Sub-base to engineers details.

8. Stainless Steel Handrail.
50mm diameter profile, grade 316, satin polished finish.
Handrail to return.
Product: DW Windsor IP66 Garda 600
Fixed to stainless steel round stanchions. Balustrade to have vertical solid rod infills.
Manufacturers shop drawings required to set out posts and rails. Submit for approval by LA prior to manufacturing.
(To meet Part M Building Regulations)
Use stainless steel countersunk and tamper proof fixings if required for any parts of balustrade/handrail, weld offsite.
4mm thick stainless steel flange to conceal drill holes at bottom of posts, resin fixed.
To specification clause **L37/150J**

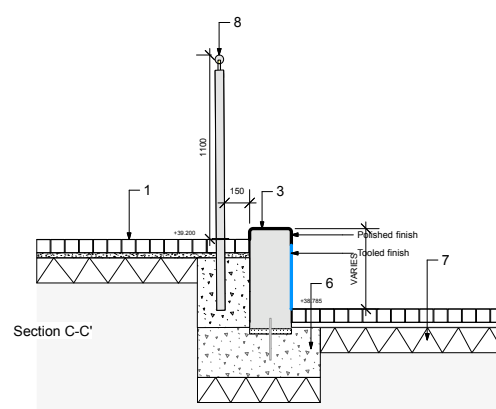
9. Proprietary mortar system for natural stone steps and paving. Bedding Steintec 'Tuffbed' **Q25/441J**, jointing **Q25/442J** and primer. Steintec 'Tuffbond' **Q25/435** or equal and approved.



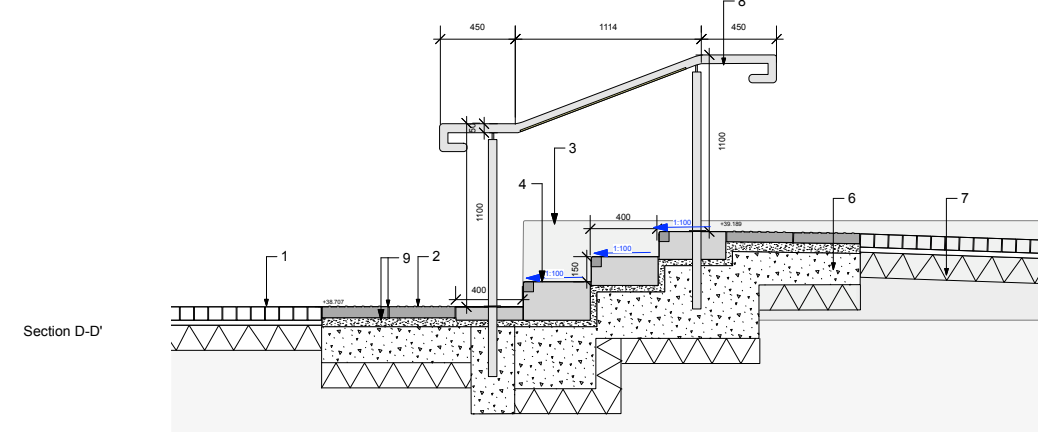
S1 Section AA
Scale: 1:20



S2 Section BB
Scale: 1:20



S3 Section CC
Scale: 1:20



S4 Section DD
Scale: 1:20

- 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.

DESIGN INTENT ONLY

Foundations to engineers specification.
subject to approval of manufactureres drawings, all measurements to be checked on site prior to ordering and fabrication.

Refer to drawing 007535-PLA-XX-XX-DR-L-5004 for further details of granite retaining wall.

Refer to specification clause L37 External stair, ramps, handrail and balustrades systems

S4, C01	08.07.2019	STAGE APPROVAL	SAB	AM
Revision	Date	Description	Drawn	Appr'd.
Planit I.E. Limited				
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LONDON				
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX				
T: 0207 253 5678				
LIVERPOOL				
No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL				
T: 0151 705 6746				
Client	CMFT/MSP			
Project	Citylabs 2.0 Manchester			
Drw Title	Detail - Steps, Handrail & Balustrade			
Created on	Created by	Approved by		
09.07.2019	SAB	AM		
Scale	Size	Workstage		
1:20	A1	Stage 5		
Drw No.	Suitability		Revision	
007535-PLA-XX-XX-DR-L-5002	S4		C01	

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LANDSCAPING | CONDITION 10(F) - MANAGEMENT AND MAINTENANCE

Prior to the commencement of any landscaping final details of the landscaping works shall be submitted and approved in writing by the City Council as Local Planning Authority to include an implementation timeframe and the following:

(f) A management and maintenance strategy for the public realm / landscaping areas. A temporary landscaping scheme within the Phase 1 boundary shall be implemented not later than 6 months from the date that Phase 1 is first occupied and remain in place until construction site mobilisation is required for commencement of Phase 2.

INTRODUCTION

GENERAL

Planit-IE have prepared this report in relation to proposed CityLabs project.

Consideration during the design stage has been given to the future maintenance requirements of the Softworks elements within the public realm.

The Maintenance Manual will be adopted, controlled and enforced by Bruntwood committed to excellence in maintaining their area. The following maintenance schedules should be read in conjunction with the landscape design proposals and wider masterplan objectives.

The Manual must be a living document and be constantly reviewed and updated. The maintenance manual addresses specific maintenance of softworks to assure that the public realm maintains a high quality appearance and setting. Once the defects and maintenance period is complete all of the general activities, highlighted below will need to be addressed by Bruntwood's maintenance team as part of the standard maintenance procedures.

The landscape design proposals can be separated into a number of character types illustrated on the concept plan below and include;

DESIGN & MANAGEMENT OBJECTIVES

Design objectives

The landscape design proposals for citylabs 2.0 and 3.0 take forward the initial concept idea to form two new distinct spaces on the new site. A prominent arrival space to the new development - **ST MARY’S POCKET SQUARE** - and a more intimate semi private space - **CHAPEL GARDENS**.

When entering the Hospital Site from The Boulevard, **ST MARY’S POCKET SQUARE** reveals itself to the west. Strong movement links are crafted through the square formed by an informal arrangement of raised planting areas. These planting areas and the spaces they frame, offer a varied and diverse environment to take users away from the hospital setting, provide space for rest and contemplation as well as a pleasant route.

The smaller, more intimate **CHAPEL GARDENS** provides a more sheltered environment. It has a more private character due to it’s tight building enclosure and strong relationship to the building uses. Doors open out directly into the gardens and allow interaction with the landscape from the Atrium, office buildings and the old Chapel. More intimate events can be held within this space as there is the potential to close it off at night while leaving it accessible to the public during the day. At the heart of the space is the old Chapel, a reminder of the site’s rich history.

The campus site has the potential for expansion to occur adjacent to the proposed development. Consideration has been given to this at an early stage in order to seamlessly fit the new **ST MARY’S POCKET SQUARE** as a key entrance point and it’s connections into the surrounding hospital campus. **YORK PLACE APPROACH** has the opportunity to become a significant pedestrian connection from The Boulevard through to Whitworth Park and Art Gallery and take advantage of Whitworth Parks asset as a green space. Future thought to improved street scape along this route will highlight its importance.

Oxford Road’s Avenue of Trees provides a green foil that has been extended along the **HATHERSAGE ROAD APPROACH** to help mitigate the busy traffic and pollution.

This part of the works looksat delivering the Citylabs 2.0 buildng and a small area of external work surroundign the building. The external works include the **BOULEVARD SWALE**, works to the **LOADING BAY**, an **ACCESS ROUTE FROM HATHERSAGE/OXFORD ROAD TO ST MAY’S POCKET SQUARE** though part of **CHAPEL GARDENS**. A small part of the **ST MARY’S POCKET SQUARE** is being executed to facilitate access to the main entrance of Citylabs 2.0 building and to the **ACCESS ROUTE FROM CHAPEL GARDENS**. The remaining area of **ST MARY’S POCKET SQUARE** is a temporary landscape treatment until Citylabs 3.0 works commence.

Management objectives

To prescribe all necessary management and maintenance principles and management tasks to enable successful establishment and ensure the continued maturing of all landscape elements.

- To ensure the continuing health of existing vegetation
- To ensure the successful integration of existing and proposed vegetation
- To ensure that the management and maintenance regime is appropriate to the site
- To provide a mechanism for the ongoing monitoring and reviewing of the management plan and the specific maintenance operations contained therein.

A number of separate, yet inter related, vegetation types exist and are proposed for the site:

- i. Proposed tree planting
- ii. Proposed amenity grass
- iii. Proposed ornamental shrub and perennial planting
- iv. Proposed formal hedge planting
- v. Proposed swale planting

Objectives

- Highlighted below are the key objectives that have been incorporated into the landscape design:
- Welcome visitors walking from across Hathersage Road, York Place and the Hospital.
- Provide a contemporary landscape design
- Provide clear, barrier free routes between the hospital , Citylabs 2.0 and the surrounding area.

LANDSCAPE MANAGEMENT PLAN

BRIEF

- The brief below describes the framework:
- The management plan will cover a time period of 15 years
- The Management Plan must give consideration to environmentally sensitive design and management
- The conservation of existing features will be a prime consideration
- The Management Plan will seek to provide a net increase in the nature conservation value of the site

MONITORING

- The Management Plan’s life span has been divided into key stages of 5 yearly intervals. These will be used as the basis for developing the plan and setting reviewing targets.
- Monitoring is of fundamental importance, since this is the means by which the success of the plan will be measured. It is therefore important to establish standardised survey and monitoring methods, which enable valid year on year comparisons to be made. There will be a need for flexibility during its implementation. The Management Plan must be an evolving one, able to adapt to the specific needs of the Univeristy.
- At the outset of the plan the Universities maintenance team will need to work alongside the initial lansdcape and maintenance sub-contractor to monitor and provide guidance on ongoing wider management and maintenance issues. This maintenance provider should undertake an annual review of the site, providing written documentation as to the ongoing establishment of the planting. This report should include a condition review of all new and existing plant material, success rates of newly planted material, and recommendations for future management regimes and immediate management requirements.

Landscape Designations

- The development site is not protected by any local or national landscape designations.

Planning Conditions

- As part of the planning conditions a 5 year maintenance requirement has been placed on the trees to allow for their establishment.

MANAGEMENT PRINCIPLES

Proposed individual trees:

- To ensure satisfactory establishment and continuing health.
- To maintain the plants in a healthy condition and develop the site tree structure.
- To ensure the successful establishment and continuity of the overall design concept.
- To establish a valued and appropriate amenity.

Amenity grass:

- To ensure the successful establishment of the sward
- To maintain a healthy and attractive sward that is fit for purpose and anticipated use
- To prevent the spread of woody vegetation from structure planting and ornamental shrub areas
- To control undesirable herbaceous species
- To maintain the integrity of the grass mix specified and remove any non-native self seeded material

Ornamental, herbaceous and hedge planting:

- To ensure satisfactory establishment and continuing health
- To maintain plants in a healthy and attractive condition
- To ensure the successful establishment and continuity of the overall design concept.
- To establish a mechanism for the replacement of any failing plant or one which has reached maturity
- To ensure planting within public areas is maintained below a maximum height of 1m to meet the guidance set within Secure by Design with the exception of the green wall and the screening hedging zones.

Swale planting:

- To ensure satisfactory establishment and continuing health
- To maintain plants in a healthy and attractive condition
- To ensure the successful establishment and continuity of the overall design concept.
- To establish a mechanism for the replacement of any failing plant or one which has reached maturity
- To ensure planting within public areas is maintained below a maximum height of 1m to meet the guidance set within Secure by Design with the exception of the green wall and the screening hedging zones.

MAINTENANCE OPERATION

A Health and Safety plan is an important consideration for any area of public realm. The landscape maintenance team will be expected to produce a risk assessment and method statement for the maintenance of the planting areas.

Highways

Maintenance works associated with works adjacent to highways will need to be consdiered as part of the general management and maintenance procedures

Chemicals

Chemicals generally should be restricted in use. All chemicals, herbicides, pesticides and fertilisers, should be approved by English Nature and should be used, stored and disposed of in accordance with latest EN guidelines and COSHH Regulations.

Watering points

No watering points have been incorporated within the design. Watering will have to be executed via a bowser or through and internal building water pipe connection.

MAINTENANCE OPERATIONS

Set out in the tables overleaf are the maintenance operations that should be carried out over the next 15 years in order to achieve the design objectives. They have been set out in a format that can be easily followed by all parties, ensuring that the Management Plan exists and a working document and not an archived report. The management prescriptions are flexible such that each section can be changed and updated on an annual basis, allowing targets to be set, progress monitored and accurate reporting made.

PROJECTED MAINTENANCE

The tree species have been carefully chosen for their suitability to the location. Formative pruning has already been carried out on the nursery and this will produce suitable growth and canopy shape for the space provided.

In the event of any structural damage to the trees by unknown circumstances such as an extreme weather event the following guidelines should be observed:

Where possible, pruning should be carried out in the dormant season to avoid excessive sap loss. The onset of sap pressure varies with species so the following timetable should be observed ;

TREE PLANTING:

Amelanchier lamarckii;	prune Dec/Jan (dormant)
Robinia pseudoacadia ‘frisia’;	prune
Sorbus aucuparia;	prune Nov/Dec (dormant)

HEDGING-

Prunus lusitanica	prune April/May
-------------------	-----------------

IRRIGATION

Irrigation of the trees, shrub, hedge and herbeacious planting areas particularly during the frist growing season will be fundamental to their long term successful establishment.

NUTRITION

The tree pits have been backfilled with a suitable growing medium containing nutrition sufficient for the initial period of establishment.

After three years it would be advisable to apply an application of fertiliser in the Spring as a top dressing. A broad spectrum fertiliser such as HortiTop Complete (available from Hortifeeds) would be suitable. A routine soil test carried out every 2 years would establish the need for any supplementary fertiliser.

Trees with hard standing should have a liquid fertiliser applied annually during spring.

MAINTENANCE OPERATION – TREE WORK GENERALLY

MAINTENANCE OPERATION

- **Identification:** Before starting work agree which trees are to be removed or pruned
- **Protection:** Avoid damage to neighbouring trees, plants and buildings
- **Standards:** To BS 3998 and Health & Safety Executive (HSE) ‘Forestry and arboriculture safety leaflets’
- **Removing branches:** Cut as shown in Arboricultural Association Leaflet No 8 ‘Mature tree maintenance’. Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater
- **Appearance:** Leave trees with a well balanced natural appearance
- **Chain saw work:** Operatives must hold a Certificate of Competence
- **Tree work:** To be carried out by an approved member of the Arboricultural Association

ADDITIONAL WORK

- Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.

PREVENTION OF WOUND BLEEDING

- **Standard:** To BS 3998, clause 8.

PREVENTION OF DISEASE TRANSMISSION

- **Standard:** To BS 3998, clause 9 and Appendix B.

WATER RESTRICTIONS

- **General:** If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

Maintenance Operation Number	Prescription	Year (s)	Season	Frequency (per year)
3.2.3	TREE PLANTING			
	Maintenance during defects liability period of 5 years after planting whichever is the greater	1 – 5	As required	2 March - September
	To establish new planting, maintain a 1m diameter weed free area around all trees within grass. Trees within self bound gravel should be maintained totally free of weeds.	1 – 5	Spring - Autumn	1
	UNDERGROUND TREE GUY WIRES			
	Inspection / maintenance times: Quarterly and after strong winds Operations: Replace or re-secure loose or missing guy wires Adjust to suit stem growth and to provide correct and uniform tension	1 – 5	Throughout year	2
	Apply granular fertiliser according to manufacturer's recommendations	1 – 5	Spring - Autumn	Bi-annual
	Ensure trees remain firmly bedded after disturbance and re-firm as necessary	1 – 5	As required	1
	Control all pests and diseases as necessary	1 – 5	As required	To be determined
	Prune in accordance with good horticultural practice, thin, trim and shape as appropriate. Eg. Removing branches: Do not damage or tear the stem. Wounds: Keep as small as possible and cut cleanly back to sound wood. Cutting: Make cuts above and sloping away from an outward facing healthy, angled so that water will not collect on cut area. Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide. Tools: Use clean sharp secateurs, handsaws or other approved tools. Disease of infection: Give notice if detected. Growth retardants, fungicide or pruning sealant: Do not use unless instructed			
	Prune all trees annually as needed to maintain a minimum 2.2m clear stem and desired form.	1 – 5	Autumn - early Winter	1 As required
	Watering – Regular checks using a moisture probe testing during the first two years after planting on a monthly cycle during the summer months of May-September	1 – 2	Monthly	24
	Water as necessary to ensure healthy growth	3	As required	As required
	Replace dead or damaged trees to original specification. Remove within 1 month or as soon as possible and replace within the next available planting season	1 - 5	Autumn	1
	Top up mulching to original specification annually	1 - 5	Spring	1
	Autumn LEAF REMOVAL			
	Collect accumulations of drifted leaves from the vicinity and from paved lawn area	1 - 5	Autumn/Winter	As required
	Arisings: Remove			

MAINTENANCE OPERATION - AMENITY GRASS

MAINTENANCE OPERATION

GRASSED AREAS - GENERALLY

- **General:** Maintain turf in a manner appropriate to the intended use
- **Grass height:** Maintain within range specified in clauses 25-30mm
- **Soil and grass condition:**
 - **Condition:** Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt
 - **Waterlogging and compaction:** Prevent.
 - **Damage:** Repair trampling, abrasion or scalping caused by mowing

- **Ornamental turf and lawns:** Maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills
- **Edges:** Neat and well defined, in clean straight lines
- **Litter and fallen leaves:** Remove regularly to maintain a neat appearance
- **Before mowing:** Remove litter, rubbish and debris
- **Finish:** Neat and even, without surface rutting, compaction or damage to grass
- **Adjoining hard areas:** Sweep clear and remove arisings

Maintenance Operation Number	Prescription	Year (s)	Season	Frequency (per year)
3.2.5	AMENITY GRASS MAINTENANCE			
	Maintenance during defects liability period or 5 years after sowing / laying whichever is the greater			
	Water as necessary during establishment period to ensure healthy growth. (Weekly if required)	1	May – Septem-	As required-(weekly)
	Cutting - maintain grass between 25-30mm using suitable machinery and remove arisings	1 – 5	May – October	As required
	Maintain sharp and even	1 – 5	May – October	As required
	Edge all lawned areas	1 – 5	May – October	2
	Spring fertilizer application – slow release 60g/m2	1 – 5	Spring	1
	Autumn fertilizer application - slow release 60g/m2	1 - 5	Autumn	1
	Apply herbicide as necessary to keep sward substantially (95%) free of broad leaved weeds	1 - 5	May - October	As required
	REINSTATEMENT OF DAMAGED LAWNS	1 - 5	May - October	As required
	Damaged turf: Remove to a depth of 40mm. Preparation: Cultivate substrate to a fine tilth. Reinstatement: Re-turfing: Quality and appearance to match existing. Protection and watering: Provide as necessary to promote successful germination and/ or establishment.			

MAINTENANCE OPERATION - ORNAMENTAL SHRUBS

MAINTENANCE OPERATION

- **Duration:** Defects Liability Period or 5 years, whichever is the greater
- **Weed control:** Keep planting beds clear of weeds
- **Watering:** As necessary to ensure establishment of planting
- **Soil condition:** Fork over beds to keep soil loose, with gentle cambers and no hollows.
Do not reduce depth or effect of mulch.

Maintenance Operation Number	Prescription	Year (s)	Season	Frequency (per year)
	ORNAMENTAL SHRUB PLANTING			
	Maintenance during defects liability period or 5 years after planting, whichever is the greater			
	Maintain weed free area to the surface of all planting areas	1 – 5	March - October	9
	Fertiliser application	1 – 5	Spring	1
	Re-firm all shrubs as necessary	1 – 5	Spring - Autumn	9
	Prune as necessary to encourage healthy growth and to maintain any clipped forms as illustrated on the drawings	1 – 5	Spring - Autumn	2
	Control all pests and diseases as necessary	1 – 5	As required	As required
	Remove all dead or damaged material	1 – 5	March - October	9
	Watering – Regular checks using a moisture probe testing during the first year after planting on a monthly cycle during the summer months of May-September.	1	May - Sept Autumn	5
	Water as necessary to ensure healthy growth	1 -2	Spring - September	As required
	Replace dead or damaged material to original specification	1 - 5	Autumn	1
	Top up mulching annually to a minimum depth of 50mm	1-5	Spring	1

MAINTENANCE OPERATION – HERBACEOUS PLANTING

MAINTENANCE OPERATION

- **Duration:** Defects Liability Period or 5 years, whichever is the greater.
- **Weed control:** Keep planting beds clear of weeds.
- **Watering:** As necessary to ensure establishment of planting
- **Soil condition:** Fork over beds to keep soil loose, with gentle cambers and no hollows.
Do not reduce depth or effect of mulch.

Maintenance Operation Number	Prescription	Year (s)	Season	Frequency (per year)
	HERBACEOUS PLANTING			
	Maintenance during defects liability period or 5 years after planting whichever is the greater			
	• Maintain weed free area to the surface of all planting areas (Note: planting bed 3: enherited case of horsetail - special regular weed killer application will be required over the duration of a few years to eradicate weed permanently and prevent from spreading)	1 – 5	March / October	9
	• Application of granular fertilizer (15:15:15)	1 – 5	Spring	1
	• Ensure plants remain firmly bedded after disturbance and re-firm as necessary	1 – 5	As required	Each maintenance visit
	• Re-firm plant supports and replace as needed	1 –5	As required	Each maintenance visit
	• Prune as necessary to encourage healthy growth as illustrated on the drawings: Prune herbaceous perennials as required to maintain form and supply supports as needed during the growing season.	1 –5	Spring/Summer	Each maintenance visit
	• Prune hardy herbaceous perennials in autumn retaining feature flower heads or seed heads to provide interest through the winter months	1 –5	Autumn	1
	• Prune tender perennials and borderline hardy perennials in spring once the risk of frost has passed (April / May). This is to protect the growing crown during winter.	1 – 5	April/May	1
	• Cut back early flowering perennials near to ground level after flowering to encourage fresh foliage and later summer flowering. Cut back again in spring.	1 – 5	Summer & spring	1
	• Control all pests and diseases as necessary	1 – 5	As required	2
	• Replace any dead/ under performing plants. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause.	1 - 5	As required	As required
	• Watering – Regular checks using a moisture probe testing during the first year after planting on a monthly cycle during the summer months of May-September.	1	March/October	As required
	• Water as necessary to ensure healthy growth. Water as necessary to ensure healthy growth. If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.	1 – 5	May/September	5
	• Top up mulch planting to original specification at the start of each year after the cutting back of tender perennials.	1 – 5	As required	As required
	• Divide large groups of perennials every 3 years:	3	Spring	1
	• Divide summer flowering plants in spring or autumn providing that the ground is dry enough to work.	3	Spring/Autumn	1
	• Divide spring flowering plants in summer after flowering.		Summer	1

MAINTENANCE OPERATION - SWALE

- MAINTENANCE OPERATION
- **Duration:** Defects Liability Period or 5 years, whichever is the greater.
 - **Weed control:** Keep planting beds clear of weeds by applying herbicide.
 - **Watering:** As necessary to ensure establishment of planting

Maintenance Operation Number	Prescription	Year (s)	Season	Frequency (per year)
	HERBACEOUS PLANTING TO SWALE			
	Maintenance during defects liability period or 5 years after planting whichever is the greater			
	• Maintain weed free area to the surface of all planting areas (Note: planting bed 3: enheritated case of horsetail - special regular weed killer application will be re-quired over the duration of a few years to eredicate weed permanently and prevent from spreading)	1 – 5	March / October	9
	• Application of granular fertilizer (15:15:15)	1 – 5	Spring	1
	• Ensure plants remain firmly bedded after disturbance and re-firm as necessary	1 – 5	As required	Each maintenance visit
	• Re-firm plant supports and replace as needed	1 –5	As required	Each maintenance visit
	• Prune as necessary to encourage healthy growth as illustrated on the drawings: Prune herbaceous perennials as required to maintain form and supply supports as needed during the growing season.	1 –5	Spring/Summer	1
	• Prune hardy herbaceous perennials in autumn retaining feature flower heads or seed heads to provide interest through the winter months	1 – 5	Autumn	1
	• Prune tender perennials and borderline hardy perennials in spring once the risk of frost has passed (April / May). This is to protect the growing crown during winter.	1 – 5	April/May	1
	• Cut back early flowering perennials near to ground level after flowering to encourage fresh foliage and later summer flowering. Cut back again in spring.	1 – 5	Summer & spring	1
	• Control all pests and diseases as necessary	1 – 5	As required	2
	• Replace any dead/ under performing plants. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause.	1 - 5	March/October	As required
	• Watering – Regular checks using a moisture probe testing during the first year after planting on a monthly cycle during the summer months of May-September.	1	May/September	As required
	• Water as necessary to ensure healthy growth. Water as necessary to ensure healthy growth. If water supply is, or is likely to be, restricted by emergency legisla-tion, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.	1 – 5	As required As required	5
	• Top up mulch planting to original specification at the start of each year after the cutting back of tender perennials.	1 – 5	Spring	As required
	• Divide large groups of perennials every 3 years:	3	Spring/Autumn	1
	• Divide summer flowering plants in spring or autumn providing that the ground is dry enough to work.	3	Summer	1
	• Divide spring flowering plants in summer after flowering.	1 –5	As required	1
	• Replant areas of poor vegetation growth, alter plant types to better suit conditions, if required	1 –5	As required	monthly
	• Inspect inlets, outlets and overflows for blockages and clar if required	1 –5	As require	monthly or as required
	• Inspect infiltration surfaces for ponding, compaction, silt accumulation, record areas where water is ponding for > 48 hours	1 –5	half yearly	2
	• Inspect inlets and facility surfaces for silt accumulation, establish appropriate silt removal frequencies	1 –5	remedial action	As required
	• repair erosion or other damage by replanting	1 –5	remedial action	As required
	• relevel uneven surfaces and reinstate design levels	1 –5	remedial action	As required
	• scarify and spike topsoil layer to improve infiltration performance, break up slit deposits and prevent compaction of the soil surface	1 –5	remedial action	As required
	• remove build up of sediment on upstream gravel trench, flow spreader or at top of filter strip	1 –5	remedial action	As required
	• remove and dispose of oils or petrol residues using safe standard practices	1 –5	remedial action	As required

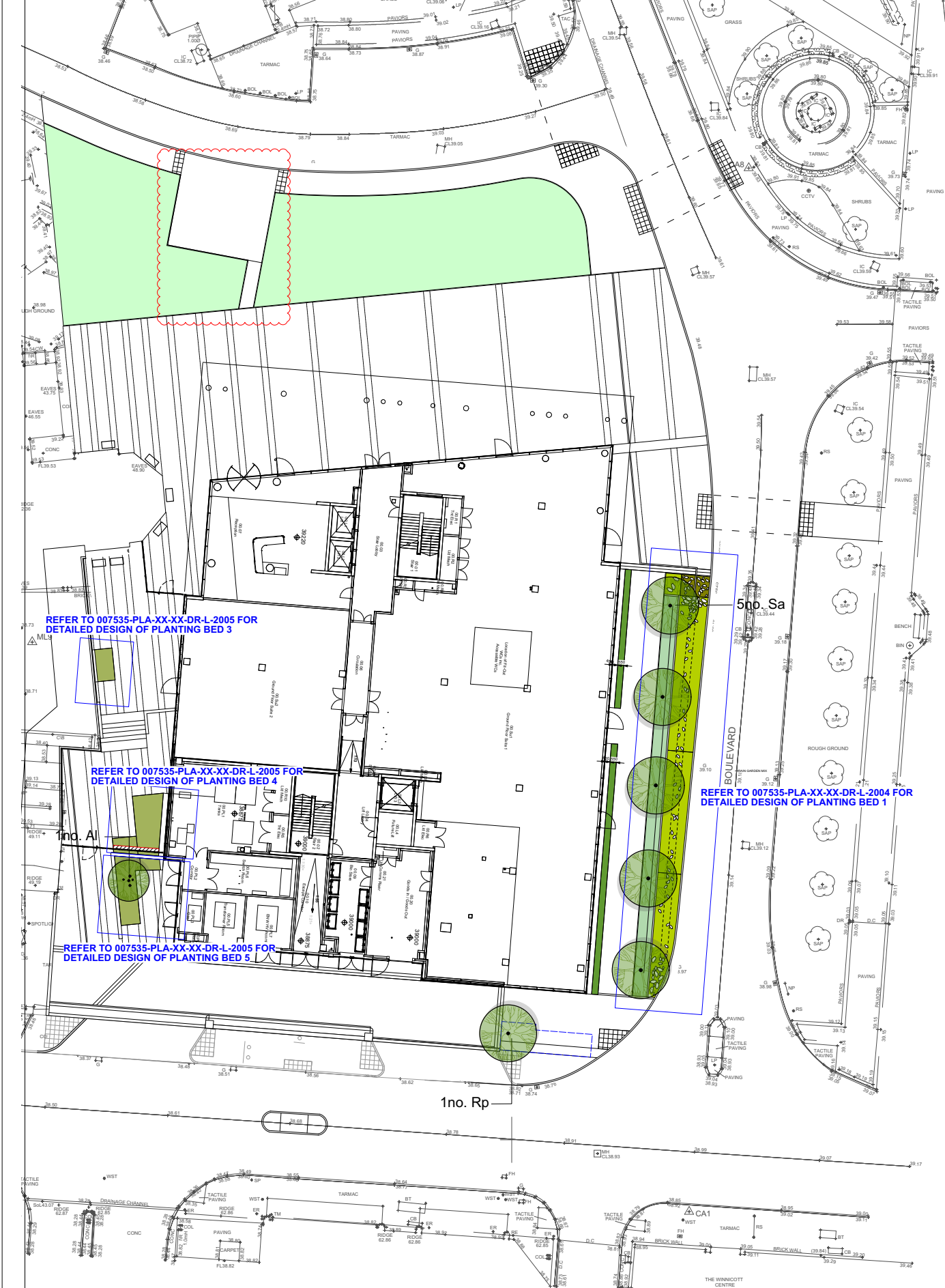
MAINTENANCE OPERATION – FORMAL HEDGE

MAINTENANCE OPERATION

- **Duration:** Defects Liability Period or 5 years, whichever is the greater.
- **Weed control:** Keep all hedgeliners clear of weeds
- **Watering:** As necessary to ensure establishment of planting

Maintenance Operation Number	Prescription	Year (s)	Season	Frequency (per year)
	FORMAL HEDGES			
	Maintenance during defects liability period or 5 years after planting whichever is the greater			
	• Maintain a 1m wide weed free strip to the line of new hedge planting	1 - 5	March to October	9
	• Application of granular fertilizer (15:15:15)	1 - 5	Spring	1
	• Ensure plants remain firmly bedded after disturbance and re-firm as necessary	1 - 5	As required	Each maintenance visit
	• Check any support fencing for defects and replace repair where required	1 - 5	As required	Each maintenance visit
	• Watering – Regular checks using a moisture probe testing during the first year after planting on a monthly cycle during the summer months of May-September.	1	May/September	5
	• Water as necessary to ensure healthy growth. If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.	1 – 5	As required	As required
	• Control all pests and diseases as necessary	1 - 5	As required	As required
	• Replace any dead/ under performing plants. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause.	1 - 5	March/October	As required
	• Trim hedging to agreed final heights. Trim to a gentle ‘A’ form to allow light to reach lower areas. Do not prune out leaders until final height has been reached	1 - 5	Spring and Autumn	2
	• Top up mulch planting to original specification at the start of each year	1 - 5	Spring	1

GENERAL ARRANGMENTS



TREES							
Code	Species	Quant. (no.)	Habit	Tree Size: girth (cm)	Size: height (cm)	Size: spread (cm)	times transplanted
Rp	Robinia pseudoacacia 'Nyrnégé'	1	specimen, from extra wide spacing	25-35cm girth, min 450cm height	semi-mature, with 2.2m clear stem, underground guyed		5x transpl.
Al	Amelanchier lamarckie	1	multistem	min 450-550cm height	Multistem, min 3 stems from the base, underground guyed		3x transpl.
Sa	Sorbus aucuparia 'Fastigiata'	5	specimen, from extra wide spacing	25-35cm girth,	semi-mature, with 2.2m clear stem, underground guyed		5x transpl.

Hedges		Density		Total Length	
	Prunus lusitana	1.2m(H)	4 RB plants per/m	2/3 x transplanted, Rootballed/ CG	34.5 (lin/m)

All Samples to be approved by Landscape Architect prior to planting. Allow for trees to be tagged in Nursery.

- NOTES:
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 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.

NOTE:
Previous Drawing Number for Contract: PL1564-014.

For detailed planting plans and schedules refer to below drawings:

007535-PLA-XX-XX-DR-L-2004
007535-PLA-XX-XX-DR-L-2005

KEY
Softworks

- For site sections refer to drawings
007535-PLA-XX-XX-DR-L-3003/3004
- Proposed Tree Planting
Semi-mature
refer to Q21
Refer to drawing: 007535-PLA-XX-XX-DR-L-6000 & 6001
 - Proposed Multistem Tree Planting
refer to Q31
Refer to drawing: 007535-PLA-XX-XX-DR-L-6000
 - Proposed Herbaceous Planting
to Swale
Refer to drawing: 007535-PLA-XX-XX-DR-L-6000, 6002, 6003, 2004 and to Q31 for further detail.
 - Proposed Herbaceous Planting
to courtyard
Refer to drawing: 007535-PLA-XX-XX-DR-L-6000 & 2005 and to Q31 for further detail.
 - Proposed Hedge Planting
Instant Hedging
Refer to drawing: 007535-PLA-XX-XX-DR-L-6000 and to Q31 for further detail.
 - Proposed Cultivated Turf.
refer to Q30 for further detail.
- Bp
Trees Codes
refer to planting schedule for further detail.

S4_C03	20.09.19	STAGE APPROVAL	SAB	AM
S3_P02	05.09.19	REVIEW & COMMENT	SAB	AM
S4_C02	29.08.19	STAGE APPROVAL	AM	AM
S4_C01	11.07.19	STAGE APPROVAL	SAB	AM

Revision	Date	Description	Drawn	Apprvd.
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Client CMFT/MSP

Project Citylabs 2.0
Manchester

Drg Title Softworks Phase 1

Created on 20.12.2016 Created by SAB/AM Approved by AM

Scale 1:200 Size A1 Workstage Stage 5

Drg No. 007535-PLA-XX-XX-DR-L-2002 Suitability S4 Revision C03

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SOILS PLAN



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 7. Order of construction and setting out to be agreed on site.

NOTE:
Previous Drawing Number for Contract: PL1564-019

- KEY
- For all sections refer to drawings 007535-PLA-XX-XX-DR-L-3003/3004
- Tree Pits/trenches
To have minimum 800 depth to deciduous trees (600mm subsoil/ 300mm topsoil)
To specification clause G28
Refer to drawing 007535-PLA-XX-XX-DR-L-6000
 - Hedges
To have minimum 800mm depth, (300mm subsoil/ 300mm topsoil), soil pit to extend below gravel area.
To specification clause G28
Refer to drawing 007535-PLA-XX-XX-DR-L-6000
 - Shrub and Herbaceous planting areas
To have minimum depth 450mm (250mm subsoil/ 200mm topsoil)
To specification clause G28
Refer to drawing 007535-PLA-XX-XX-DR-L-6000
 - Shrub and Herbaceous planting areas to swale
To have minimum depth 450mm (200mm porous free draining subsoil/ 250mm porous free draining sand based topsoil)
To specification clause G28
Refer to drawing 007535-PLA-XX-XX-DR-L-6002
 - Lawn areas
To have minimum depth 350mm (150mm subsoil/ 200mm topsoil)
To specification clause G28
improvements might be required to existing sub base to ensure permeability, engineer to advise
 - Tree pit in hand standing to have:
Stratacote Root Cell Modules
Dimension: 500 x 500 x 250mm, 4 modules deep, back-filled with soil, (or equal and approved)
General installation and load bearing requirements to be in accordance with manufacturer's recommendations
To specification clause G28
Refer to drawing 007535-PLA-XX-XX-DR-L-6001

S4,C02	23.08.19	STAGE APPROVAL	SAB	AM
S4,C01	11.07.19	STAGE APPROVAL	SAB	AM
P01	21.06.19	REVIEW & COMMENT	SAB	AM

Revision	Date	Description	Drawn	Apprvd.
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Client CMFT/MSP

Project Citylabs 2.0
Manchester

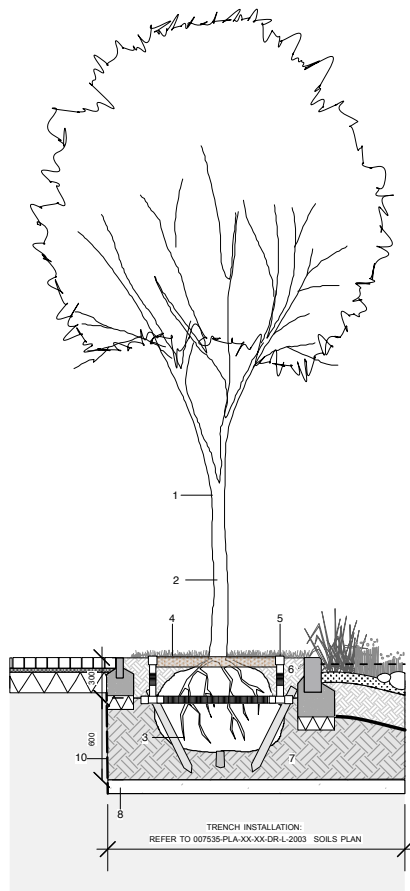
Drg Title Soils Plan Phase 1

Created on 21.06.19
Created by SAB/AM
Approved by AM

Scale 1:200
Size A1
Workstage Stage 5

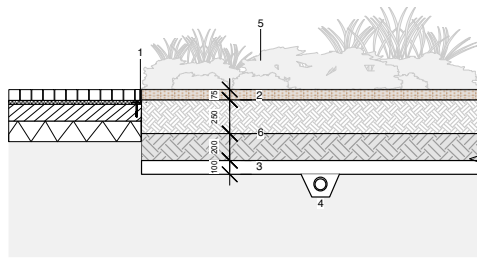
Drg No.	Suitability	Revision
007535-PLA-XX-XX-DR-L-2003	S4	C02

TREE PLANTING DETAIL



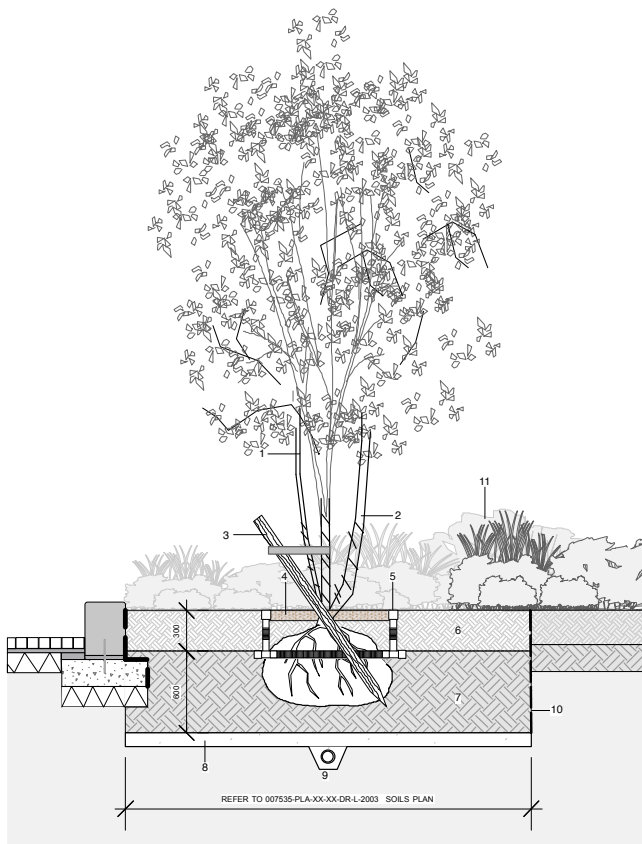
D1 Semi-mature and Extra Heavy Standard Trees

1. Semi-mature and EHS tree transplanting. Refer to Softworks Plan 007535-PLA-XX-XX-DR-L-2002 for locations and schedules.
2. Hessian wrapping to trunk.
3. Triple stacked detail underground guying detail. Refer to Q31/520J.
4. 75mm Bark mulch layer 800mm diameter to each tree pit. Refer to Q31/485J.
5. Water and air pipe system to refer to Q31/512J.
6. Imported topsoil to top 300mm depth of tree pit / trench. Refer to spec. clauses Q28.
7. Imported subsoil to bottom 600mm depth of tree pit / trench. Refer to spec. clauses Q28.
8. Drainage layer 100mm clean stone to base of tree pits.
9. If necessary due to ground conditions (poor water permeability), tree pits to have active drainage connections to drainage system.
10. If necessary due to adjacent services, tree pits to have ReRoof 1000 linear root barriers around upper 1000mm of tree pit trench.



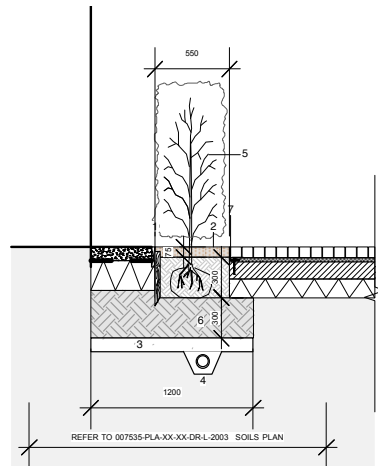
D4 Ornamental Planting Beds

1. Metal edging
Supplier: Kinley Systems or equal and approved.
Product reference: Aluminium edging AE100FM
2. 75mm depth bark mulch layer
3. Drainage layer 100mm clean stone to base
4. If necessary due to ground conditions (poor water percolation), all tree pits to have active drainage connections to drainage system.
5. Ornamental Planting. Refer to works schedule 007535-PLA-XX-XX-DR-L to specification
6. To have minimum depth 450mm (200mm subsoil/ 250mm topsoil) to compliance clause Q28



D2 Multistem Tree planting

1. Multitern tree. Refer to Software Plan 075035-PLA-XX-XX-DR-1-2002 for locations and schedules.
2. Hessian wrapping to trunk.
3. 100mm diameter turned inber stake 750mm above ground level secured at 45° angle into prevailing wind, securing tree with flexible tree ties. Minimum length 1800mm. Dyed black.
4. 75mm Bark mulch mark 100mm diameter to each tree pit. Refer to Q31/485J.
5. Water and air pipe system (refer to Q31/512J)
6. Imported topsoil to top 300mm depth of tree pit / trench. Refer to spec. clauses Q28.
7. Imported subsoil to bottom 600mm depth of tree pit / trench. per clauses Q28.
8. Drainage layer 100mm clean stone to base of tree pit.
9. Necessary due to ground level variations, 1000 linear lay have active drainage connections to drainage system.
10. If necessary due to adjacent services, tree pits to have ReRoot 1000 linear root barriers around up 1000mm of tree pit trench.



D3 Instant Hedge Planting

1. Timber Board Edging 150mm, pressure treated softwood, cut to length and nailed to pegs with 65mm galvanised nails. Pegs to be 50x50x1500mm pressure treated softwood at 900mm centres. To specification clause Q10 113
2. 75mm depth dark bark mulch layer
3. Drainage layer 100mm clean stone to base
4. If necessary due to ground conditions (poor water percolation), all tree pits to have active drainage connections to drainage system.
5. 1.2m instant hedge planting. Refer to softworks schedule 007535-PLA-XX-XX-DR-L-2002
6. Provide minimum 500mm depth, (300mm subsoil/ 300mm topsoil). Soil volume to extend below decorative gravel. To specification clause Q28
7. Metal edging
8. Supplier: Kynlites or equal as approved.
9. Product references: Aluminium edging AE100FMM 600mm depth, (300mm subsoil/ 300mm topsoil) To specification clause Q28

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NOTES:

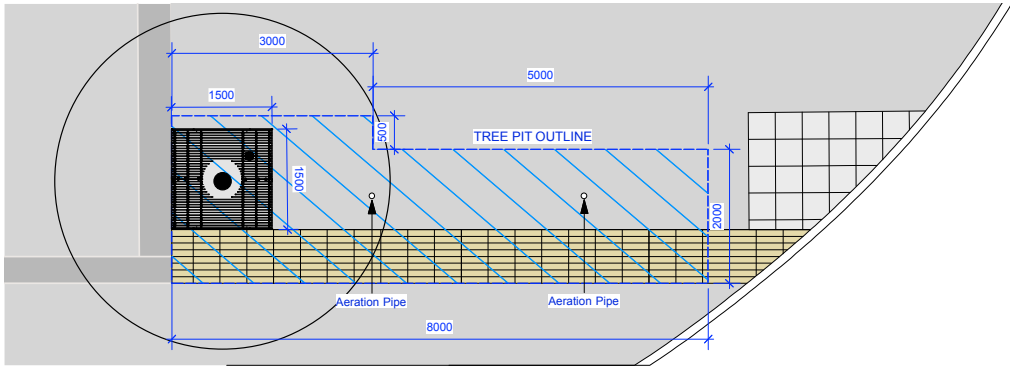
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7. Order of construction and setting out to be agreed on site.

NOTE:

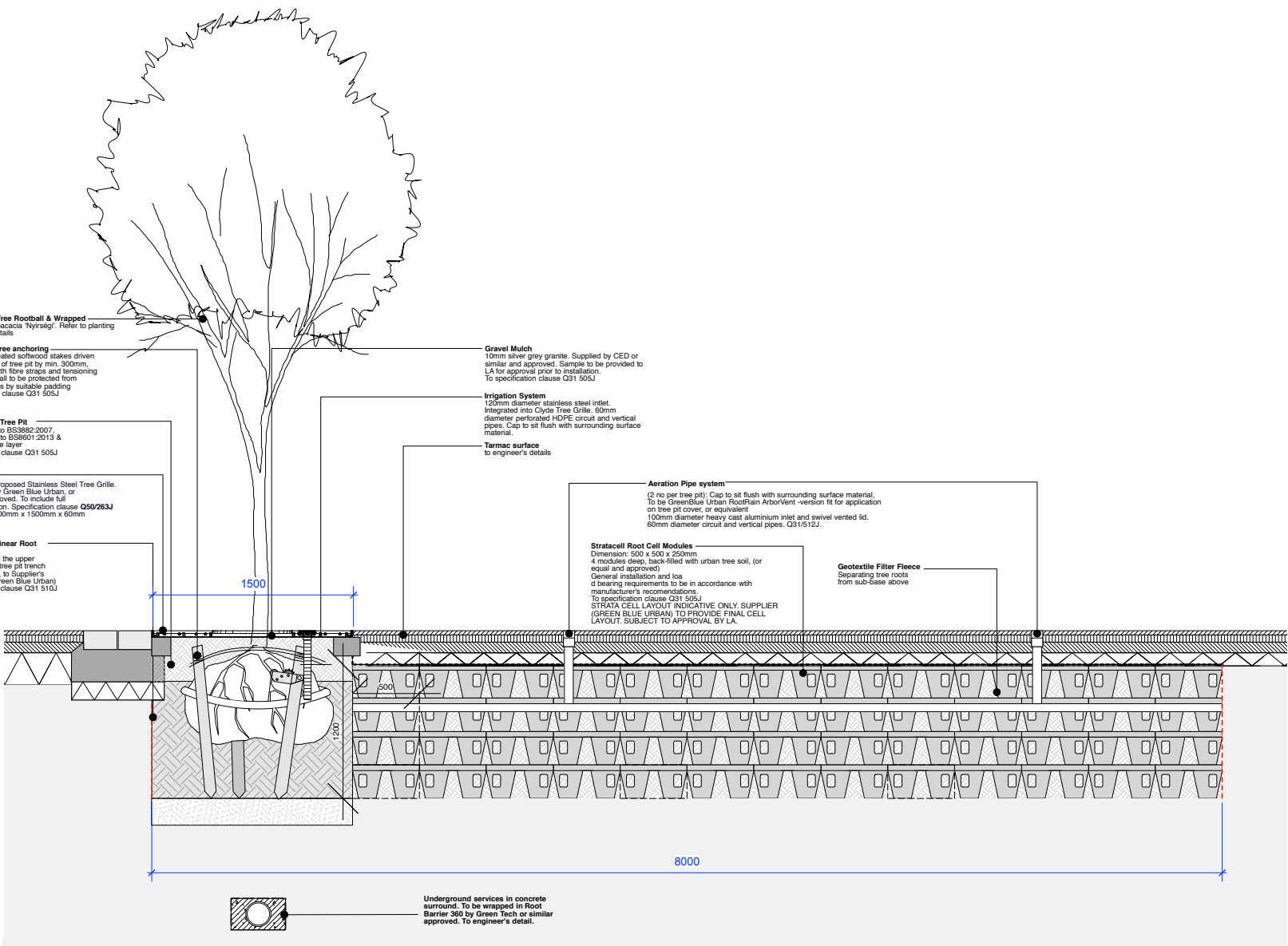
NOTE:
Previous Drawing Number for
Contract: PL1564-107

Revision	Date	Description	Drawn	Approved
1 of 1	2017-11-19	Stage Approval		
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Client	CMFT/MSP			
Project	Citylabs 2.0 Manchester			
Drg Title	Detail - Tree Pits 1			
Created on	Created by	Approved by		
09.07.19	SAB	AM		
Scale	Size	Workstage		
1:50	A3	Stage 5		
Drg No.	Suitability		Revision	
007535-PLA-XX-XX-DR-L-6000	S4		C01	

TREE PLANTING DETAIL



D1 Plan - Tree pit in hard
Plan: Scale 1:50

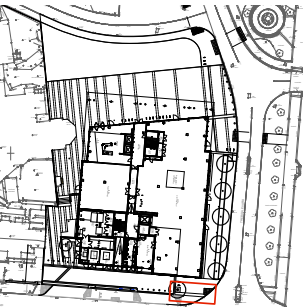


D2 Semi Mature Tree set into Recessed Paving Tree Grille to Hathersage Road with Underground Anchor Fixing & Strata Cells
Section: Scale 1:20

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 7. Order of construction and setting out to be agreed on site.

NOTE:
Previous Drawing Number for Contract: PL1564-108



Location Plan (scale 1:1000)

S4 C01 09-07-19 Stage Approval SAB AM

Revision	Date	Description	Drawn	Apprvd.
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Client CMFT/MSP

Project Citylabs 2.0
Manchester

Drg Title Detail - Tree Pits 2

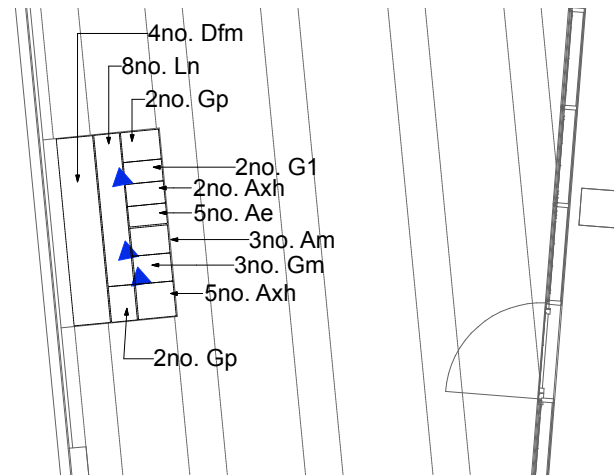
Created on	Created by	Approved by
09.07.19	SAB	AM

Scale	Size	Workstage
1:20/1:50	A1	Stage 5

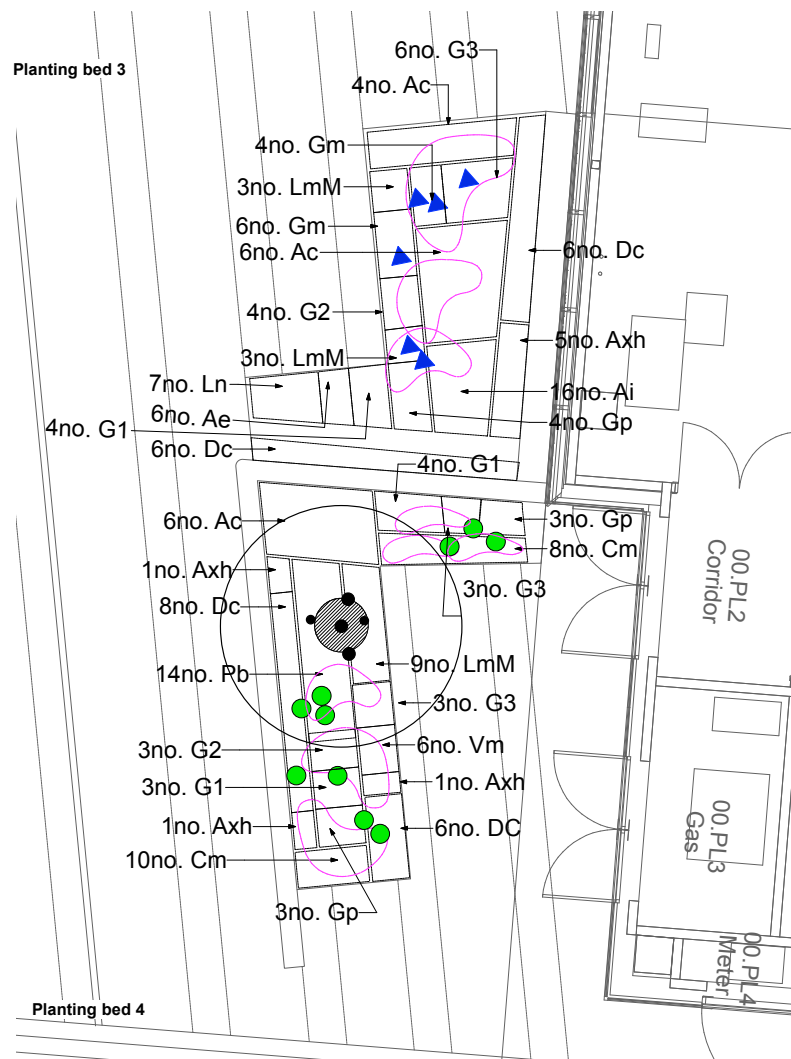
Drg No.	Suitability	Revision
007535-PLA-XX-XX-DR-L-6001	S4	C01

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HERBACEOUS PLANTING



Planting Bed 2 - Detailed Planting Plan (scale 1:50)



Planting Beds 3 &4 - Detailed Planting Plan (scale 1:50)

NOTE: All samples of planting stock to be approved by landscape architect prior to procurement and planting. Nursery to submit photographic evidence of stock quality, allow for nursery visit to tag trees. LANDSCAPE ARCHITECT (PLANIT -IE) TO BE PRESENT WHEN SETTING OUT PLANTING BEDS

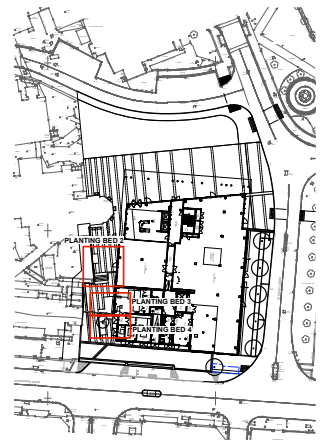
PLANTING BEDS

		COURTYARD PLANTING MIX					
	Code	Species - Latin	Common Name	Habit	Size: Pot (Ltr)	Spacing (m2)	Total Number
Planting Bed 2							
	Ae	<i>Asarum europaeum</i>	European Wild Ginger	* Full pot, fully rooted pot	3L	15m2	5
	Am	<i>Alchemilla Mollis</i>	Lady mantle	* Full pot, fully rooted	C 2L		3
	Axh	<i>Anemone hybrida 'september charm'</i>	Anemone	* Full pot, fully rooted	C 5L	6m2	5
	Dfm	<i>Dryopteris filix-mas</i>	Male Fern	* Full pot, fully rooted pot	5L	2m2	4
	Gp	<i>Geranium phaeum 'Album'</i>		* Full pot, fully rooted pot	3L	10m2	4
	Gm	<i>Geranium x magnificum</i>		* Full pot, fully rooted pot	3L	10m2	3
	G1	<i>Geranium 'mavis simpson'</i>	Cranesbill	* Full pot, fully rooted	C 2L	7m2	2
	Ln	<i>Luzula nivea</i>	snowy wood-rush	* Full pot, fully rooted pot	5L	9m2	8
	See Key	<i>Salvia 'Serenade'</i>		* Full pot, fully rooted pot	5L	As shown	3
	Code	Species - Latin	Common Name	Habit	Size: Pot (Ltr)	Spacing (m2)	Total Number
Planting Bed 3							
	Ac	<i>Acanthus mollis</i>	Bears breeches	* Full pot, fully rooted pot	C 5-7.5L	20-30	10
	Ae	<i>Asarum europaeum</i>	European Wild Ginger	* Full pot, fully rooted pot	3L	15m2	6
	Ai	<i>Astilbe 'Irrlicht'</i>		* Full pot, fully rooted pot	5L	9m2	16
	Axh	<i>Anemone hybrida 'september charm'</i>	Anemone	* Full pot, fully rooted	C 5L	6m2	5
	Dc	<i>Deschampsia cespitosa</i>		* Full pot, fully rooted pot	5L	5m2	12
	LmM	<i>Liriope muscari 'Monroe White'</i>	Monroe White Lily-turf	* Full pot, fully rooted pot	3L	7m2	6
	Ln	<i>Luzula nivea</i>	snowy wood-rush	* Full pot, fully rooted pot	5L	9m2	7
	Gm	<i>Geranium x magnificum</i>		* Full pot, fully rooted pot	3L	10m2	10
	Gp	<i>Geranium phaeum 'Album'</i>		* Full pot, fully rooted pot	3L	10m2	4
	G1	<i>Geranium 'mavis simpson'</i>	Cranesbill	* Full pot, fully rooted	C 2L	7m2	4
	G2	<i>Geranium 'dilys'</i>	Cranesbill	* Full pot, fully rooted	C 2L	7m2	4
	G3	<i>Geranium 'ann folkard'</i>	Cranesbill	* Full pot, fully rooted	C 2L	7m2	6
	See Key	<i>Salvia 'Serenade'</i>		* Full pot, fully rooted pot	5L	As shown	6
	Code	Species - Latin	Common Name	Habit	Size: Pot (Ltr)	Spacing (m2)	Total Number
Planting Bed 4							
	Ac	<i>Acanthus mollis</i>	Bears breeches	* Full pot, fully rooted pot	C 5-7.5L	20-30	6
	Axh	<i>Anemone hybrida 'september charm'</i>	Anemone	* Full pot, fully rooted	C 5L	6m2	3
	Cm	<i>Carex morrowii 'Ice Dance'</i>		* Full pot, fully rooted pot	3L	8m2	18
	Dc	<i>Deschampsia cespitosa</i>		* Full pot, fully rooted pot	5L	5m2	14
	Gp	<i>Geranium phaeum 'Album'</i>		* Full pot, fully rooted pot	3L	10m2	6
	G1	<i>Geranium 'mavis simpson'</i>	Cranesbill	* Full pot, fully rooted	C 2L	7m2	7
	G2	<i>Geranium 'dilys'</i>	Cranesbill	* Full pot, fully rooted	C 2L	7m2	3
	G3	<i>Geranium 'ann folkard'</i>	Cranesbill	* Full pot, fully rooted	C 2L	7m2	6
	LmM	<i>Liriope muscari 'Monroe White'</i>	Monroe White Lily-turf	* Full pot, fully rooted pot	3L	9m2	9
	Pb	<i>Persicaria bistorta 'Superba'</i>		* Full pot, fully rooted pot	3L	9m2	14
	Vm	<i>Vinca minor 'Atropurpurea'</i>	Purple-flowered periwinkle	* Full pot, fully rooted pot	3L	9m2	6
	See Key	<i>Echinops ritro Veitch's Blue</i>		* Full pot, fully rooted pot	3L	As shown	10
	Code	Species - Latin	Common Name	Habit	Size: Pot (Ltr)	Spacing (m2)	Total Number
BULBS MIX							
	See Key	Tulipa 'Swan Wings'	Tulip		Grade 11/12	20m2	60
	See Key	Tulipa 'White Dream'	Tulip		Grade 12+	20m2	60
	See Key	Allium neapolitanum			5cm +	50m2	150
	See Key	Allium sphaerocephalon			5cm +	100m2	400
	See Key	Allium - Purple sensation			Grade 12/14	25m2	75

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NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
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 (scale 1:1000)

KEY

- Echinops ritro 'Veitch's Blue'
- ▲ Salvia 'Serenade'
- ☺ Bulb Mix

S4 C01	29.08.19	Stage Approval	SAB/AM	AM
Revision	Date	Description	Drawn	Apprvd.



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Client	CMFT/MSP
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Project Citylabs 2.0
Manchester

Drg Title	Detailed Planting Plan - Planting Beds 2, 3 & 4
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Created on	Created by	Approved by
23/08/19	SAB	AM

Scale	Size	Workstage
1:50	A1	Stage 5

Drg No.	Suitability	Revision
007535-PLA-XX-XX-DR-L-2005	S4	C01

○ Iris Sibirica
○ Iris Versicolor

12no. Ln
15no. Co
8no. Ln
9no. Ar
4no. Lv
9no. Vm
5no. Vv
6no. Pb
12no. Mc
9no. Cg
6no. Vm
5no. Al
6no. Is
11no. Ct
6no. Vv
7no. Ln
16no. Ar
10no. Mc
11no. Vm
5no. Hl
5no. Is
9no. Cg
15no. Ct
15no. Co
5no. Hl
18no. Ar
9no. Lv
10no. Eg
5no. Vv
7no. Ln
9no. Vm
7no. Mc
4no. Is
10no. Mc
4no. Al
9no. Hl
5no. Lv
4no. Pm
8no. Cg
7no. Ac
6no. Vm
5no. Cg
10no. Mc
12no. Al
9no. Vm
15no. Co
19no. Ct
10no. Vm
15no. Co
12no. Ln
8no. Hl
10no. Eg
6no. Pb
18no. Co
10no. Co
6no. Al
16no. Ar
6no. Ln
4no. Pb
8no. Mc
5no. Eg
7no. Ac
12no. Ar
12no. Co
4no. Vm
6no. Lv
5no. Hl
6no. Ln
10no. Eg
9no. Cg
6no. Co
11no. Ct
4no. Pb
12no. Ar
10no. Mc
5no. Co

450 550 450 550

Planting Bed 1 - Swale Detailed Planting Plan (scale 1:75)

NOTE - All samples of planting stock to be approved by landscape architect prior to procurement and planting. Nursery to submit photographic evidence of stock quality, allow for nursery visit to tag trees. LANDSCAPE ARCHITECT (PLANIT -IE) TO BE PRESENT WHEN SETTING OUT PLANTING BEDS

BULBS MIX	Species - Latin	Flowering Period	Size:	Total Number
See Key	Tulipa 'Swan Wings'		Grade 11/12	15
See Key	Tulipa 'White Dream'		Grade 12+	15
	Tulipa 'Violet Beauty'	April-May	Grade 12+	25
	Tulipa 'Spring Green'	May	Grade 12+	15
	Tulipa 'Magic Lavender'	April-May	Grade 12+	15
	Narcissus 'Jenny'	March-April	Grade 10/12	25
	Narcissus 'Mount Hood'	April-May	Grade 10/12	25
	Narcissus 'Erlacher'	December - March	Grade 13/15	50

☐ Bulb Mix to swale

Drg No.	Suitability	Revision
007535-PLA-XX-XX-DR-L-2004	S4	C01