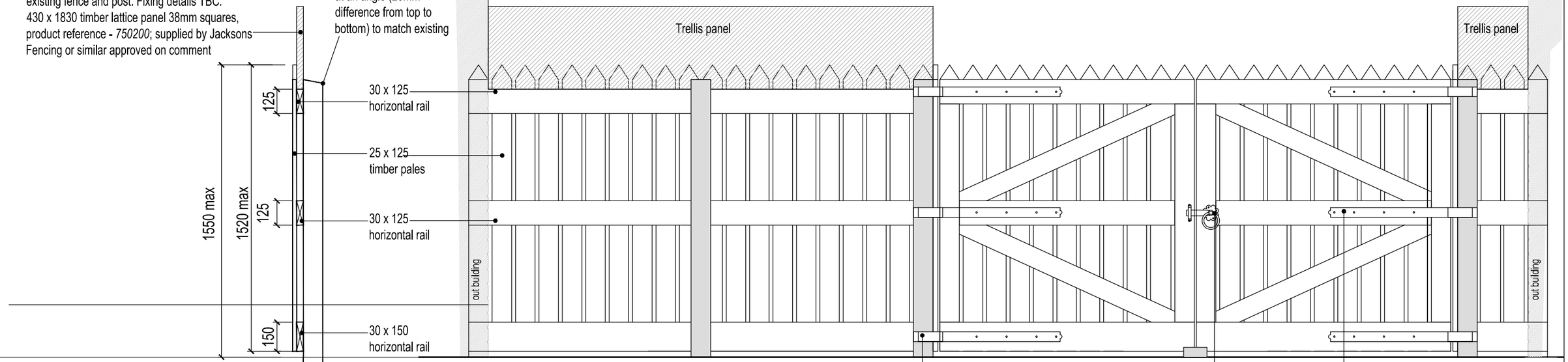
Trellis: to increase fence height to approx. 1800 above path level. Trellis to be securely fixed to existing fence and post. Fixing details TBC. 430 x 1830 timber lattice panel 38mm squares, product reference - *750200*; supplied by Jacksons Fencing or similar approved on comment

Timber post with top cut at an angle (20mm difference from top to bottom) to match existing

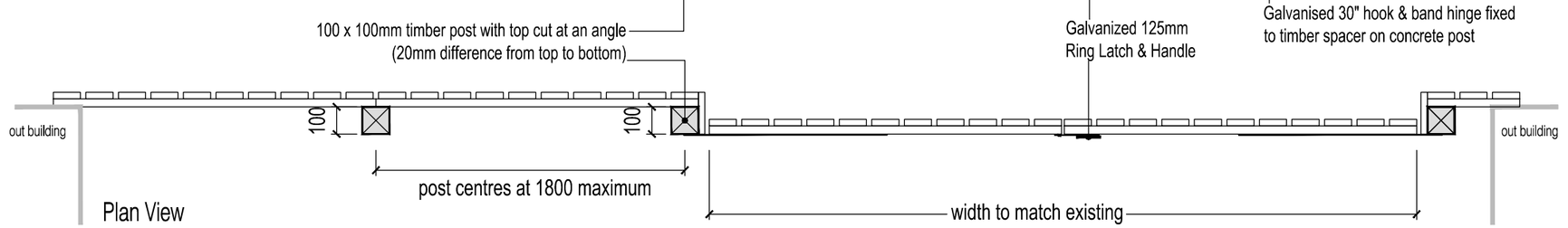
High pointed top timber palisade fence to rear of properties (to match existing), stained in colour from colour choices sheet. Colours to be confirmed.

Double leaf pointed top timber palisade gate (to match existing), stained to resident's choice from a defined colour palette (see right for colour palette)



Refer to dwg. 10.539-113 for post and post construction details

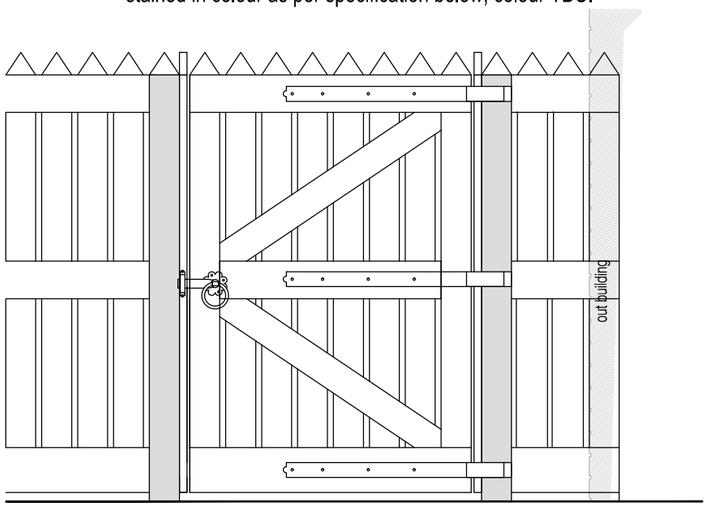
Section - fence



Plan View



Single leaf high pointed top timber palisade gate (to match existing), stained in colour as per specification below, colour TBC.



Rear (internal) Elevation

1.25m HIGH CLOSE-BOARDED FENCE PANELS.
2No 30 x 100 horizontal rail & 1No 30 x 150 bottom horizontal rail, 100 x 25 mm smooth sawn timber pales @ 105 mm centres with saddle-back timber capping.
Fixings: Boards fixed to rails with 2No. 63mm long galvanised annular ring nails per station. Panels fixed to posts with 4No. 100mm long M8 stainless steel screws, drilled and plugged on the skew through the frame, board and minimum 50mm into post per panel. Fix fence panel to out building using M8 screws, resin anchored. 4No anti temper fixing to post/panel.

SURFACE FINISH NOTES
All new boundaries to be painted to tenant's choice. Surface finishes to be by **Jotun / Dulux** or similar approved.

- New timber to have 1 coat **Jotun Butinox 3 Opaque** thinned by 10% prior to application of full finish coat.
- New and existing timber to have 1 coat **Jotun Butinox 3 Opaque** stain
- Metal surfaces to be coated with **Dulux Metalshield primer** and 2 coats **Dulux Metalshield gloss.**

1.25m HIGH CLOSE-BOARDED FRAMED, LEDGED AND BRACED TIMBER GATE.
960mm minimum clearing.
Frame: 125 x 30 top rail; 150 x 30 bottom rail; 100 x 30 diagonal bracing.
Facing: 100 x 25mm pales @105 mm centres with 28 x 55 saddle-back timber capping.
Fixings: Boards fixed to rails with 2No. 63mm long galvanised annular ring nails per station. Rails fixed to posts with 2No. 150mm long annular galvanised per station. Capping fixed to top rail with 100mm long galvanised annular ring nails at 300mm centres.

TIMBER TREATMENT
All timber CCA treated softwood (tannalised), reasonably free from splits, shakes, knots etc. Generally to be B.S. 1722:part 5:1999, preservatives to B.S. 4072 and B.S.5589: 1989.

N.B. new fence alignment to match existing as much as possible. Layout to be discussed with residents especially if existing layout is disputed. Fences to be erected on the legal boundary between the two adjacent properties, especially where the adjacent property is owner occupied. Fence lines generally to run 90 degrees out from adjacent building elevations. Alignment of 'fair face' i.e. the face without view of the framing and bracing to be equally shared between properties in a run such that each house has one 'fair faced' side.

NOTE:
FENCE HEIGHT AS SHOWN. ALL TIMBER AND POST DIMENSIONS ARE INDICATIVE. ALL REFURBISHMENT WORKS TO MATCH EXISTING. TO BE CHECKED ON SITE AND CONFIRMED WITH CA.

PLANNING

Client	CITY SOUTH MANCHESTER	Scale as shown	Drawn HR	Checked MO'C	Date 01.11.2011
Job title	ENVIRONMENTAL IMPROVEMENT WORKS	Job number 10.539	Drawing number 0-135		Rev
Drawing title	BOUNDARY E1500 PALISADE 1 : FENCE + GATE				

All drawings to be read in conjunction with the Landscape NBS Specification and all works to be carried out in accordance with latest British Standards/codes of practice unless specifically directed otherwise.
Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding.

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