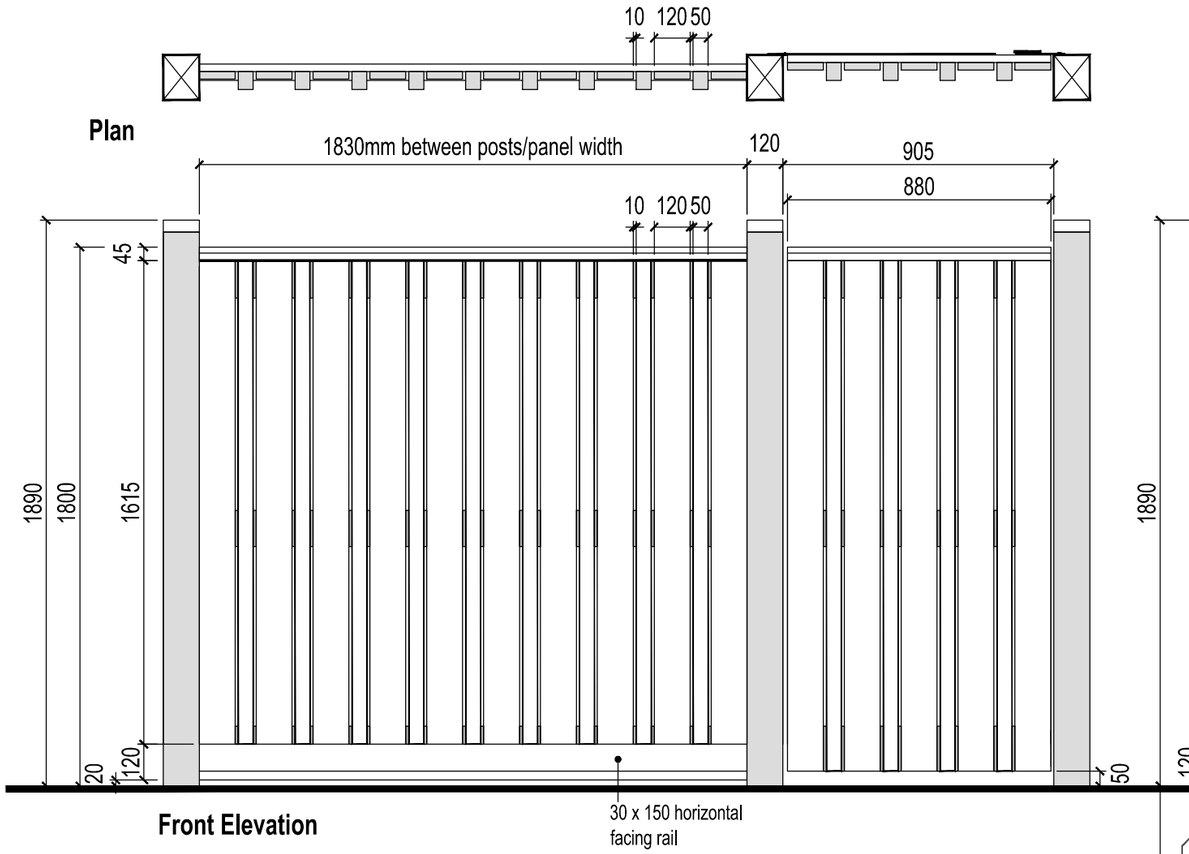
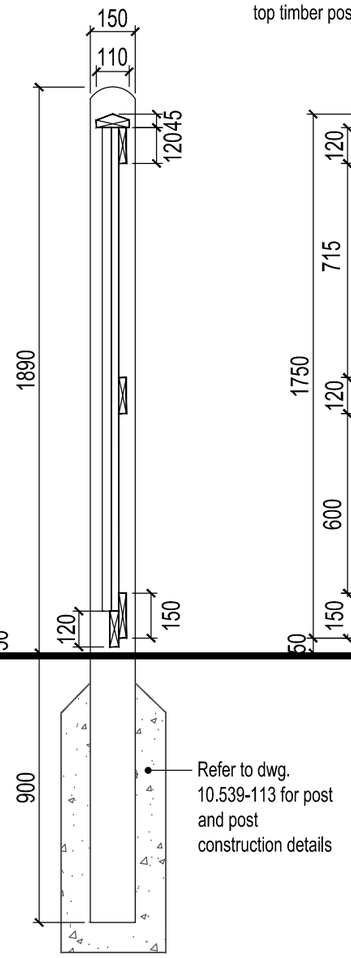
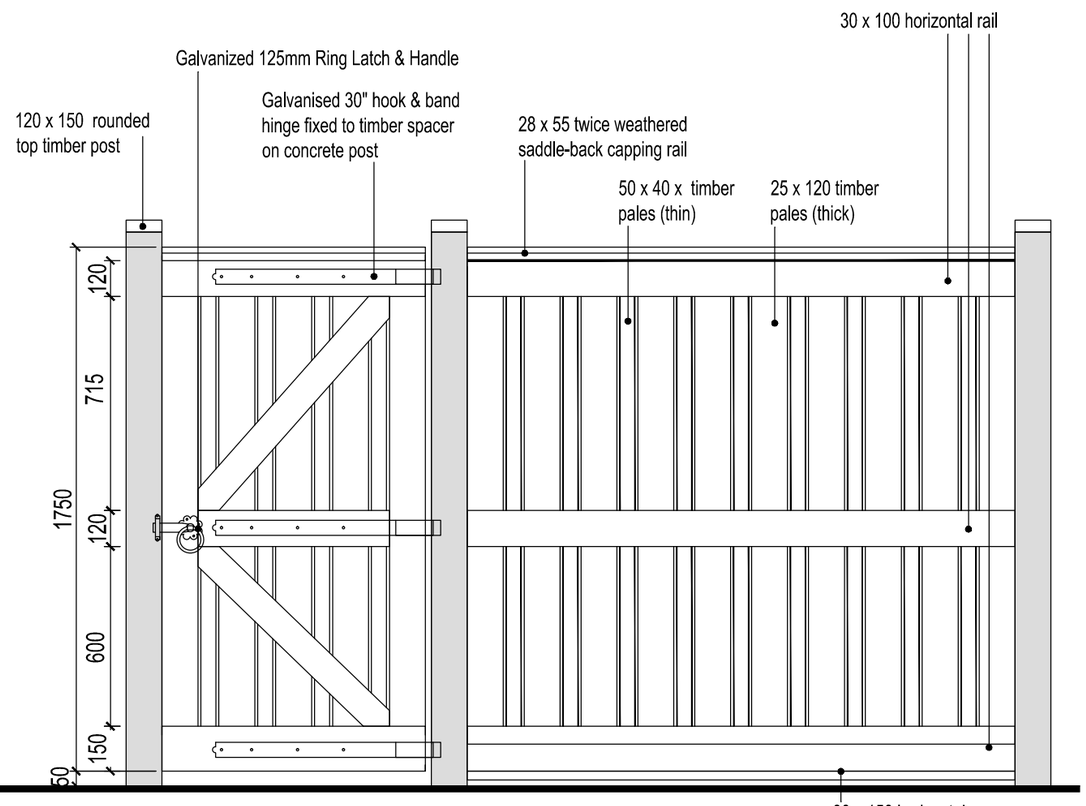


Front Elevation



Fence Section



Rear Elevation

1.8m HIGH CLOSE-BOARDED THICK & THIN FENCE PANELS.

Frame: 2No 30 x 100 horizontal rail & 1No 30 x 150 bottom horizontal rail.
Facing: 120 x 25 & 40 X 50 smooth sawn timber pales with 10mm gap, 150x 30 bottom rail, 450x 110 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. Capping fixed to top rail with 100mm long galvanised annular ring nails at 300mm centres. 4No anti temper fixing to post/panel.

1.8m HIGH CLOSE-BOARDED THICK & THIN; FRAMED, LEDGED AND BRACED TIMBER GATE.
960mm minimum clearing.

Frame: 3No 125 x 30 horizontal rail; 1No 150 x 30 bottom rail; 100 x 30 diagonal bracing.

Facing: 100 x 25mm pales with 10mm gap, 45 x 110 saddle-back timber capping.

Fixings: Boards fixed to rails with 2No. 63mm long galvanised annular ring nails per station. 3No.Galvanised 30" hook & band hinge fixed to timber spacer on concrete post , 1No Galvanized 125mm Ring Latch & Handle.
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.

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.**

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	Drawn	Checked	Date
Job title	ENVIRONMENTAL IMPROVEMENT WORKS	as shown	HR	JS	01.11.2011
Drawing title	BOUNDARY E1800 - CB THICK & THIN : FENCE + GATE	Job number	Drawing number		Rev
		10.539	0-141		

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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