HEYROD STREET

BETLEY STREET

Existing fence

Footpath section where 1:40 crossfall is not achievable

Footpath section where 1:40 crossfall is not achievable

Light post clash with footpath width. Amey to confirm the location of light post.

Light post clash with footpath width. Amey to confirm the location of light post.

Proposed resurfacing to footpath as per S278 drawings. Refer engineers drawings.

Proposed resurfacing to footpath as per S278 drawings. Refer engineers drawings.

Proposed resurfacing to footpath as per S278 drawings. Refer engineers drawings.

Footpath section where 1:40 crossfall is not achievable

Area of land outside site ownership. Client to confirm exact legal boundary extents.

Levels to carriageway as existing

Levels to S278 boundary to be agreed with MCC.

Existing manholes & gullies around park area shown indicatively. TBC by engineers

Extent of structural slab

Refer to Designers Risk Assessment
0475-RFM-XX-00-HS-L-0001

101 Warning of significant hazards or information which may be unusual or difficult to manage

201 Note to contractor to take particular action or carry out specific tasks in a particular way

301 Prohibitive action to avoid something or to refrain from a particular action

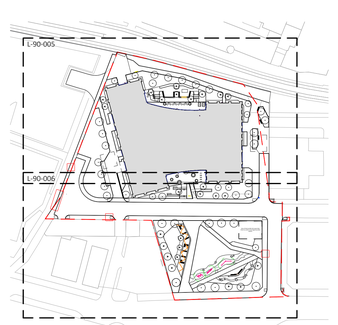
401 Significant information needed to convey to the contractor which they may need to be aware of

Note:
-Final location & sizes of M&E ducts in coordination with engineers.
-Coordination on retained services within full site pending.

006 01 Detail General Arrangement 2 of 2 1:100

Key

- Planning application boundary
- Extent of basement
- Concrete Block Paving Type 1 Permeable paving For details refer to L-90-802 Q25 150 & Q25 336 Colour: Magma.
- Concrete Block Paving Type 2 Permeable paving For details refer to L-90-802 Q25 150 & Q25 336 Colour: Antracite
- Concrete Block Paving Type 3 impermeable Paving For details refer to L-90-802 Q25 151 & Q25 336 Colour:Magma
- Self binding gravel For details see drg L-90-802 Q23 224
- Porous resin bound gravel For details see drg L-90-802 Q23 225
- Macadam surfacing Surfacing to engineer's specification. Varying buildups to different areas. Refer to approved S278 drawings.
- Natural aggregate gravel to building maintenance paths with timber edge; For details refer to drg L-90-801 Q23 160
- Edging Type 1a: PCC conservation highway kerb as per S278 drawings. For indicative details refer to L-90-801; Q10 110
- Edging Type 1b: PCC conservation channel kerb as per S278 drawings. 10mm upstand. For details refer to L-90-801; Q10 110
- Edging Type 1c: PCC conservation kerb, 50mm upstand For details refer to L-90-801; Q10 110
- Edging Type 1d: PCC Conservation kerb laid flush For details refer to L-90-801; Q10 110
- Edging Type 1e: Steel edging Laid flush Q10 114
- Edging Type 1f: Dropped conservation kerb as per S278 drawings. Refer to S278 drawings. Refer to L-90-801; Q10 110
- Edging Type 1g: Transition kerb as per S278 drawings. Refer to S278 drawings. Refer to L-90-801; Q10 110
- Edging Type 1i: Paving edge detail 500x500x80 Kellen breccia magma Q10 116
- Raised planters to private terrace For details refer to L-90-805 Q50 245
- Slot drain To engineer's specification
- Seating Type 1 - Planter integrated seat to private terrace For details refer to L-90-805 Q50 223
- Seating Type 2 - To public realm area For details refer to L-90-803 Q50 221
- Seating Type 4- Freestanding cubes For detail refer to L-90-803 Q50 224
- Seating Type 5- Fixed cubes to park For detail refer to L-90-803 Q50 222
- Seating Type 6 - Double tier seating For detail refer to L-90-807 Q50 225
- Bike stands For details refer to L-90-803 Q50 210
- Bespoke pergola to private terrace Refer to L-90-805 Q50 250
- Proposed bollards Q50 190
- Litter bin For details refer to L-90-803 Q50 240
- Proposed light stacks to match phase-1. Platek T4 3.5m stacks. Refer to M&E engineers drawings
- Proposed light posts Refer to M&E engineers drawings
- Existing Light Pole to be retained shown indicatively. Refer to Amey's S278 lighting drawings.
- Proposed Light Pole in highways boundary shown indicatively. Refer to Amey's S278 lighting drawings.
- Metal fencing to private terrace Refer to L-90-803 Q40 220
- Proposed tree Refer to L-90-011/013 **Final positions subject to GPRS scan**
- Proposed multi-stem tree Refer to L-90-011/013 **Final positions subject to GPRS scan**
- Proposed multistem tree in pot Q50 243
- Existing trees to be retained
- Existing trees to be removed
- Proposed Lawn Q30 and Q28 Refer to L-90-011/012/013
- Proposed wildflower meadow Q30 and Q28 Refer to L-90-011/012/013
- Proposed mixed shrub and herbaceous planting Q31 Refer to L-90-011/012/013
- Proposed levels
- Existing levels
- Manhole cover, ducts and gully. Refer to engineers drawings. Covers in hard to be recessed with adjacent surfacing
- Tactile paving to crossing Refer to S278 drawings Q25.320
- Tactile paving Q25.321
- Natural stone steps/dwarf wall to entrance Refer to L-90-804 L37.315
- Handrail system to steps & ramp Refer to L-90-804 L37.150
- Timber edging Type 1h Refer to L-90-802 Q10 115
- Festoon lighting to private terrace Refer to L-90-805 Q50 196
- Catenary lighting to parkland Refer to L-90-807 Q50 195
- Curtilage paving detail to building edges Refer to L-90-802
- Balance beam play feature to parkland Q52.330 Installed & approved to RoSPA standards.
- Play stilts to parkland Q52.331 Installed & approved to RoSPA standards.
- Timber Stumps to parkland Q52.332 Installed & approved to RoSPA standards.
- Natural play boulders Q52.333 Installed & approved to RoSPA standards.
- Balance Posts with Rope Q52.334 Installed & approved to RoSPA standards.
- Loose ornamental mulch surfacing for play route parkland.Depth of mulch as per play specialist recommendation Q31
- Proposed signage to architects details
- Edging Type 1j: Transition conservation kerb. Flush to 50mm upstand. Q10 110
- Seating Type 7 - Bespoke curved timber bench Refer design intent of seating type S2 in L-90-803 detail. Q50 221.
- Access post to doors shown indicatively. Refer to Architect's details
- Tree uplighters Refer to M&E engineers drawings
- Bollard lighting Refer to M&E engineers drawings
- Seating Type 3- Stone seating wall with timber top For detail refer to L-90-806 Q50 220
- Seating Type 8- Stone seating plinth with signage. Signage details by others. For plinth detail refer to L-90-808 Stone spec- Q50 220
- Area to be left open for BBQ fitout. Shown indicatively. BBQ spec/design by fitout specialist. Contractor to liaise with bench manufacturer & fitout specialist to coordinate between two elements.



KEYPLAN NTS

Notes
1. All information shown outside of application boundary is to be considered indicative and subject to separate detailed planning applications.
2. All dimensions in mm, unless otherwise stated.
3. Scaling from drawing if printed incorrectly may lead to errors.
4. All information outside red line boundary shown for contextual purpose only.
5. All hatch patterns are indicative only unless stated otherwise.
6. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
- L-90-005- Detail General Arrangement 1 of 2
- L-90-006- Detail General Arrangement 2 of 2
- L-90-011, L-90-012, L-90-013- Detail Planting Plans

and ALL relevant drawing and specification information

6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
8. All proprietary products shall be installed in strict accordance with manufacturers written instructions.
9. Refer to other consultants' drawings and specifications for the following design information:
- Foundation details
- Base course and/or sub bases design & specification
- Waterproofing of any element
- Drainage design and infrastructure
- Lighting and ducting
- Existing & proposed utilities

10. For any works in the highway boundary, refer to engineers approved latest S278 drawings. In case of any discrepancies between the two, please raise it with landscape architect and engineers.

Date	Description of revision	Drawn	Checked	Approved	Revision
13.10.25	-Layout revised as per design development and coordination	SS	SS	DL	C07

re-form andscape architecture

Beehive Mill, Jersey Street, Manchester M4 6JG
T: +44 (0)161 397 4953
E: info@re-formlandscape.com
W: re-formlandscape.com

Project
FAIRFAX
RF17-475.1

Client
OLYMPIAN HOMES

Document title
DETAIL GENERAL ARRANGEMENT 2 OF 2

Paper size A0
Scale 1:100
Status FOR REVIEW AND COMMENT
Drawing number L-90-006
Revision C07

© re-form landscape architecture