DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT & STRUCTURAL ENGINEERS DRAWINGS / DETAILS.

LEVELS AS PER ARCHITECTS DWG'S & TO BE CONFIRMED ON SITE.

KEY

INDICATES AREAS OF PERMEABLE TARMAC. EDGING/DETAILS FORMED WITH MARSHALLS DRIVESETT TEGULA (PENNANT GREY) - OR SIMILAR.

INDICATES AREAS OF INDIAN SANDSTONE PAVING 'GREY' FINISH.

INDICATES AREAS OF 10M BUFF GRAVEL LAID ON WEEDPROOF MEMBRANE.

PROPOSED 1.8M HIGH METAL RAILINGS. ACCESS CONTROLLED PEDESTRIAN GATES INDICATED ON PLAN. SEE IMAGE.

PROPOSED METAL RAILINGS ON TOP OF LOW WALL. FINISH HEIGHT 1.8M. SEE IMAGE.

PROPOSED ACCESS CONTROLLED METAL VEHICLE ENTRANCE GATE. 1.8M HIGH. SEE IMAGE.

INDICATES SECTION OF LOW WALL TO REMOVED.

INDICATES EXISTING LOW RED BRICK WALL TO BE RETAINED AND MADE GOOD WITH NEW COPINGS.

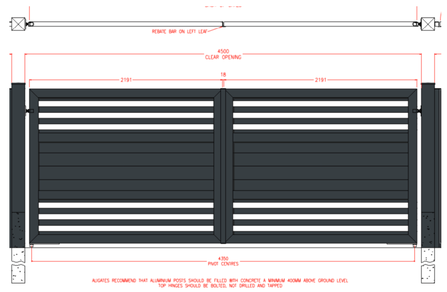
INDICATES SECTIONS OF NEW LOW RED BRICK WALLING TO MATCH EXISTING.

INDICATES EXISTING 1.8M HIGH RED BRICK WALL TO BE RETAINED AND MADE GOOD WITH NEW COPINGS.

INDICATES AREAS OF PLANTING/HEDGING. PLEASE REFER TO DRAWING: 23-301-002

BLACK METAL RAILINGS AS IMAGE BELOW.

1.8M HIGH BLACK METAL VEHICLE ACCESS GATE. ACCESS CONTOLLED WITH FOBS. AS IMAGE BELOW.



NOTES

Carpark/entrance
Proposed Tarmac Ultidrive Porous carpark/entrance, laid on min 150mm depth MOT type 3 to create permeable surface. Using Marshalls Drivesett Tegula 'Pennant Grey' setts 160x160mm or similar. Setts laid on suitable MOT hardcore base with concrete haunch as required.
Refer to Tarmac website for further details.

Setts used for carpark egding and outlining of parking bays. Provide 5x residential parking spcaes each with electrical vehicle charging points.
Provide 1x DDA accessible space as shown on plan.

Paving
Proposed patios and paved areas to be formed with Indian Sandstone paving 'Grey' finish. 900x600mm flags laid in stretcherbond format.
Areas to be excavated to a depth of 200mm.
100mm of MOT sub base to be laid followed by 50mm of grit sand and cement mortar on top of which the flagstones will be laid. Use Marshalls Symphony jointing compound to fill joints.

Levels as per architects drawings.

Boundaries

All boundaries detailed on plan and within key.

Existing low red brick walls to be retained and made good, provide new copings as required.
Existing 1.8m tall red brick walling to be retained and made good, provide new copings as required.
Existing walls to be removed to provide new access into development - as shown on plan.
Proposed metal railings to 1.8m tall on top of walling to provide secure carpark area.
Proposed secure metal railings/gates for vehicle & pedestrian access to carpark from Caterham Street. 1.8m tall.
Infill sections of boundary with new low red brick wall, to match existing - as shown on plan.

Raised planters/Benches

Raised planters formed with treated softwood sleepers. Line internal surface with membrane.
Timber benches installed in 'Communal Garden' - exact details tbc.

PLEASE REFER TO DRAWING: 23-301-002 FOR PLANTING DETAILS.
General Planting notes

All plant stock, plant handling and planting to be undertaken in accordance with the following
British Standard Specifications and Code of Practice:
- BS 3936:1992 Part 1 Nursery Stock Specification for trees and shrubs;
- BS 3936:1981 Part 10 Nursery Stock Specification for ground cover plants;
- BS 4428:1989 Code of Practice for General Landscaping Operations (excluding hard surfaces);
- BS 8545:2014 Trees from Nursery to Independence in the Landscape;
- The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

Timing of works
All planting material shall generally be planted between November and March in open cool weather.

Planting shall not take place in frosty, snowy or waterlogged conditions.

Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied.

Plant health, soil depths and pruning
Torn or damaged roots and branches shall be clearly pruned prior to planting.

Ensure sub base below planting is clean and free draining and/or broken up. Plant to a minimum depth of 400mm of suitable topsoil over loose free draining subsoil. Use suitable composts to supplement topsoil as required.

Amenity lawn areas to have a minimum of 150mm of topsoil over loose and free draining soil.

On site topsoil to be utilised for planting areas as required.

At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape. Dress cut ends exceeding 25mm diameter with fungicidal sealant.

Watering
Sufficient water is applied to maintain healthy growth.

Trees
Any trees installed on site to be min 14-16 girth (EHS) rootballed or container grown and staked using appropriate tanalised timber and biodegradable tree ties.

PLEASE REFER TO DRAWING: 23-301-002 FOR ALL PLANTING / SOFT LANDSCAPIING ELEMENTS

GARDEN PROJECTS

CLIENT:	SITE:	DRAWING TITLE:	DWG NO:	SCALE:	DRAWN BY:	DATE:	REV:
MCCAUL DEVELOPMENTS LTD	EVERY STREET, MANCHESTER, M4 7DQ	HARD LANDSCAPING PLAN	23-301 / 001	1:100 @ A1	J. SHAW	01/08/2023	B

NOTES:

ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORKS. ANY VARIATIONS SHOULD BE REPORTED TO THE CLIENT.
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHERS RELATING TO THE PROJECT AND ALL INFORMATION DERIVED ACCORDINGLY; ANY ANOMOLIES TO BE REPORTED TO THE CLIENT.

WORKS SHOWN ON THIS DRAWING TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BRITISH STANDARDS & CODES OF PRACTICE.