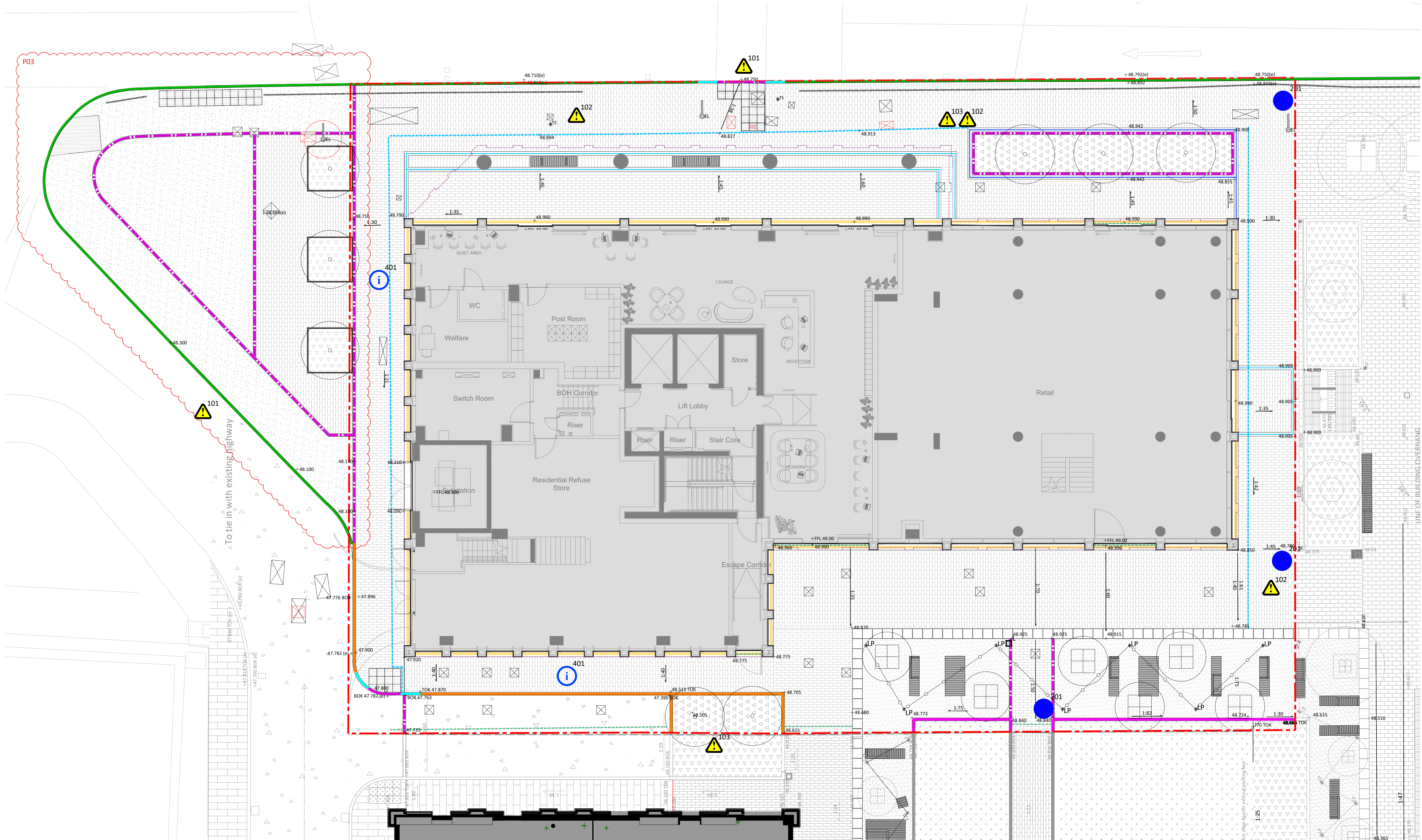






Planning application boundary



Extent of building overhang



Paving type 1: Concrete Block Paving
Kellen breccia magma, 100 x 300 and 150 x 300mm mix, 80mm thick.



Paving type 2: Macadam surfacing with buff chippings
Contractor's choice to match with Castings scheme exactly



Paving type 3: Porous Resin bound gravel
SureSet Resin Bound Natural Aggregate Paving Winter Bronze, 6mm aggregate size



PCC tactile blister paving
Marshall's Tactile Blister. 400x400x65mm
Colour: Charcoal



Edging type 1a PCC highway kerb
Marshall's Bullnosed Kerb, Natural grey



Edging type 2a PCC conservation kerb
120mm upstand
Marshall's Conservation Kerb, Silver Grey



Edging type 2b PCC conservation kerb,
50mm upstand
Marshall's Conservation Kerb, Silver Grey



Edging type 2c PCC conservation kerb
laid flush. Blue line indicates extent of transit
Marshall's Conservation Kerb, Silver Grey



Edging type 3 Paving sett band detail
100 x 300 x 80 Kellen Liscio Grigio
Two courses of Stack bond



Edging type 4 Paving flag edge detail
500 x 500 x 80 Kellen breccia magma



Edging type 5 Paving sett edge detail
100 x 300 x 80 Kellen Liscio Grigio
Curtilage detail to building edges



Edging type 6 Paving sett band detail
100 x 300 x 80 Kellen Liscio Grigio
Two rows of staggered bond



Edging type 7 Paving sett band detail
100 x 300 x 80 Kellen Liscio Grigio



Drainage channel grate
Mesh galvanised grate
Refer to engineers drawing



Proposed timber seat S1
longer length legs for root fixing, back and arm rests.
Timber: Iroko timber, smooth planed finish.
Steel: hot dip galvanised and polyester powder coated.
RAL 7013 brown grey
Size: 2000 x 500 x 450mm (height above ground)



Proposed timber bench S2
longer length legs for root fixing and arm rests.
Timber: Iroko timber, smooth planed finish.
Steel: hot dip galvanised and polyester powder coated.
RAL 7013 brown grey
Size: 2400 x 500 x 450mm (height above ground)



Proposed timber seating platform S3
longer length legs for root fixing
Timber: Iroko timber, smooth planed finish.
Steel: hot dip galvanised and polyester powder coated.
RAL 7013 brown grey
Size: 2000 x 1000 x 450mm (height above ground)



Powder coated metal litter bin with cover and locking steel door
1544 Bloc litter bin 140L
Hot dip galvanised steel polyester powder coated
Colour: RAL 7013 brown grey



Steel columns with catenary lighting
Studio Tech OEA
Polyester powder coated
Colour: RAL 3003, 30% gloss
Height above ground: 4000mm



Pedestrian guardrail retained
Repainted



Slot drain
Marshall's Drexus Slot Drain
As per engineers detail



Proposed tree in hard landscape
with structural cell system and resin bound infill grille
Grille: Resi-Grille to match Phase 1 exactly, 1200x1200mm with 600mm diameter aperture.
Grille infilled with SureSet Winter Bronze, to give seamless finish with surrounding resin bound gravel.
6-10mm Silver Grey washed gravel infill to aperture.
Cells: RootSpace 1000 from Greenblue Urban
Soil: 300mm topsoil, 600mm subsoil
Refer to RFM-XX-00-DR-L-8001 Tree details and RFM-XX-ZZ-DR-L-0004 Planting Strategy



Proposed herbaceous planting
Soil: 50mm mulch, 300mm topsoil, 300mm subsoil
Refer to RFM-XX-00-DR-L-8001 Tree details and RFM-XX-ZZ-DR-L-0004 Planting Strategy



Proposed lawn
Soil: 150mm topsoil, 150mm subsoil
Shade tolerant species to include Poa supina



Existing service boxes and traffic signage retained



Existing above ground service boxes retained



Lighting column (locations tbc)
Tris 3600mm high feature bollard



Existing light column



Existing traffic lights



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



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



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



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

Notes

2. All information outside red line boundary shown for contextual purpose only and is subject to a separate planning application.
3. All dimensions in mm, unless otherwise stated.
4. Scaling from drawing if printed incorrectly may lead to errors.
5. All information outside red line boundary shown for contextual purpose only.
6. All hatch patterns are indicative only unless stated otherwise.
7. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
 - RFM-XX-00-DR-L-0004-Planting StrategyAND all relevant documentation from the design team
8. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
9. 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.
10. All proprietary products shall be installed in strict accordance with manufacturers written instructions. 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
 - Levels & Drainage design and infrastructure
 - Lighting and ducting
 - Existing & proposed utilities
11. Plant quantities are to suit site areas in accordance with scheduled plant densities.
12. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.
13. NOTE: Drainage information has not been received for coordination.
14. All interface points with Adair St Hotel eg. paving, levels, alignments should all run through between the phased landscape. If any anomalies or discrepancies arise please contact the landscape architect.

01.09.23 Issue to discharge planning condition SS DL DL P03

- Area north west of building added

- Levels reviewed

- Key updated

Date	Description of revision	Drawn	Checked	Approved	Revision
------	-------------------------	-------	---------	----------	----------



re-form
landscape architecture

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

Project
VICTORIA HOUSE
RF18-601

Client
FORSHAW LAND AND PROPERTY GROUP

Document title
LEVEL 00 GENERAL ARRANGEMENT

Paper size
A1

Status
FOR INFORMATION

Drawing number
RFM-XX-00-DR-L-0001

Scale
1:100

Revision
S2
P03

© re-form landscape architecture

DRAFT