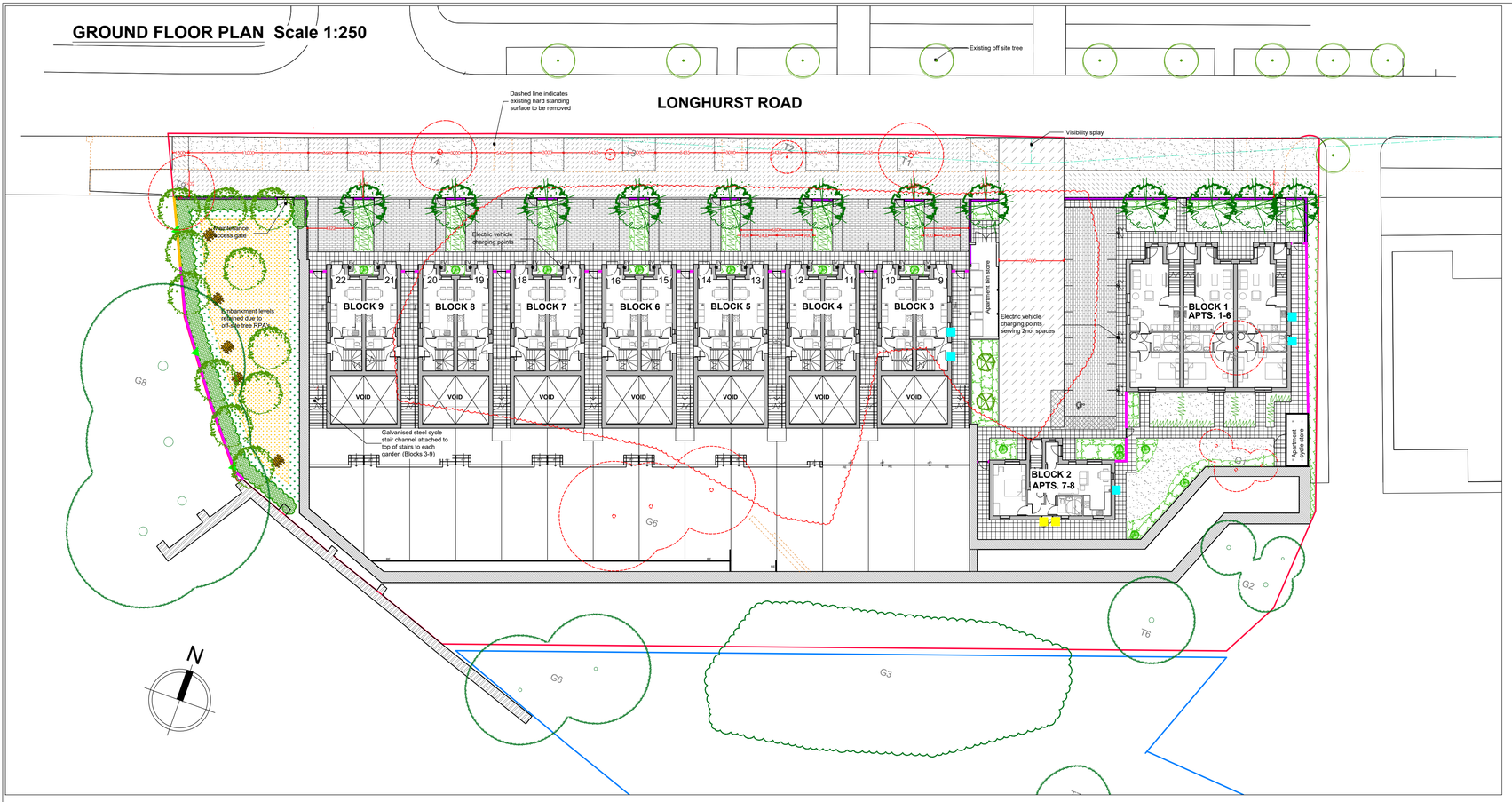
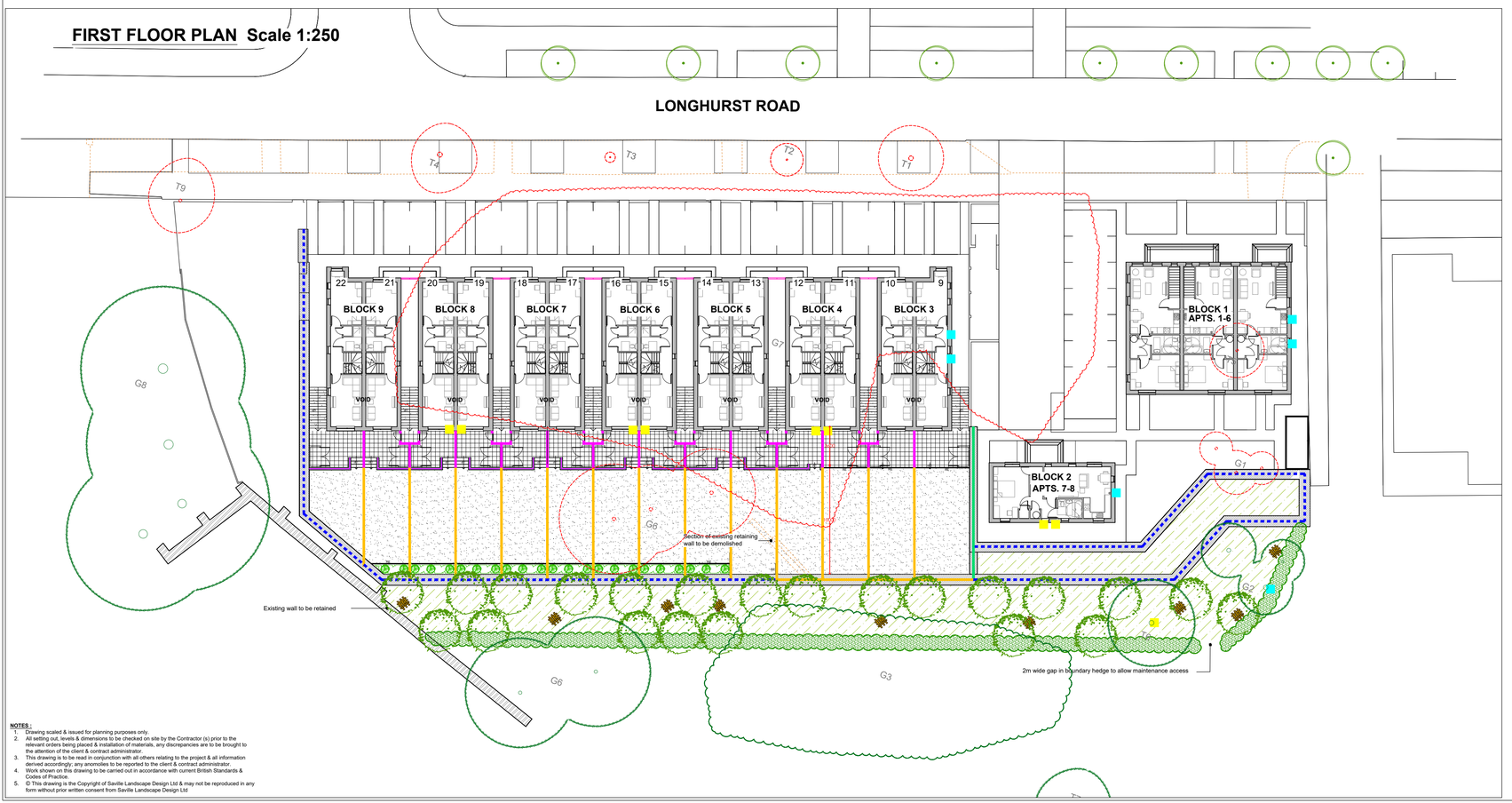
GROUND FLOOR PLAN Scale 1:250



FIRST FLOOR PLAN Scale 1:250



NOTES :

1. Drawing scaled & issued for planning purposes only.
2. All setting out, levels & dimensions to be checked on site by the Contractor (s) prior to the relevant orders being placed & installation of materials, any discrepancies are to be brought to the attention of the client & contract administrator.
3. This drawing is to be read in conjunction with all others relating to the project & all information derived accordingly; any anomolies to be reported to the client & contract administrator.
4. Work shown on this drawing to be carried out in accordance with current British Standards & Codes of Practice.
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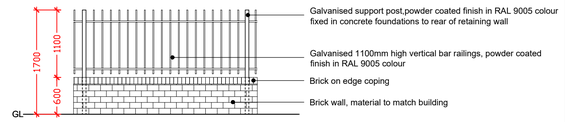
KEY

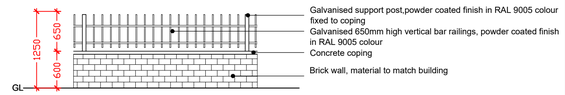
- Existing tree or vegetation to be retained & protected in line with Arborculturalist proposals
- Existing tree or vegetation to be removed in line with Arborculturalist proposals
- Tree — Extra Heavy Standard Tree, 14-16cm girth, 425-600cm high, set in soft landscaping with timber stake support/ underground anchor system
- Tree — Selected Standard Tree, 10-12cm girth, 300-350cm high, set in soft landscaping with timber stake support/ underground anchor system
- Small tree / large shrub — 200-250cm high
- Ornamental hedge — 1.2-1.5m high hedge planted @ 2-4 per lin.m with 50mm ornamental bark mulch dressing
- Ornamental shrub planting — Plants supplied in 3-20L pots planted @ 3 -6/m2 in 450mm imported topsoil with 50mm ornamental bark mulch dressing
- Native hedge mix — Whips/ transplants/ container grown plants planted in double staggered rows (rows 500mm apart), 7 per lin. m with suitable spiral guards species
- Understorey Mix — Whips/ transplants/ container grown plants planted 2 per m2 with suitable spiral guards species
- Wildflower Mix A — 20% native wildflowers, 80% grasses eg. Emorsgate Seeds EM3 Special General Purpose Meadow Mixture, sown 4g/m2
- Wildflower Mix B — 20% native wildflowers, 80% grasses eg. Emorsgate Seeds EM10 Tussock Mixture, sown 4g/m2 Low growing for maintenance strip around wildflower meadow
- Grass — Turf or grass seed laid on minimum 150mm imported topsoil (to be hard wearing amenity quality)
- Concrete flag paving — eg Tobermore Textured Flag, Natural colour, 450x450x50mm, laid in a stretcher bond pattern
- Vehicular block paving — eg Tobermore Shannon Block, Bracken colour, 208x173x60mm, laid in a stretcher bond pattern with Charcoal colour blocks to delineate bays
- Vehicular tarmac surfacing to engineers specifications
- Tarmac - Existing paved footpath & kerbs to be replaced with new tarmacadum & PCC kerbs to LPA highways adoptable standards
- Existing wall retained
- Proposed retaining wall to engineers specifications
- Retaining element, max height 450mm to engineers specifications
- Wall & railings 1700mm high — Comprising 600mm brick wall & 1100mm metal railings
- Timber fence 2100mm high — Comprising 1.5m close boarded panels ,0.3m trellis, 0.3m concrete gravel board & concrete support posts
- Timber fence 1800mm high — Comprising 1.2m close boarded panels ,0.3m trellis, 0.3m concrete gravel board & concrete support posts
- Composite / metal fence 1800mm high — Comprising 1.2m solid slatted panels ,0.3m trellis, 0.3m gravel board & support posts
- Metal railings 1100mm high
- Existing level retained — + 90.000
- Proposed level — + 90.000
- Electric vehicle charging point
- Log pile
- Bat box
- Bird Box
- Hedgehog gap

TYPICAL BOUNDARY DETAIL ELEVATIONS Scale 1:50

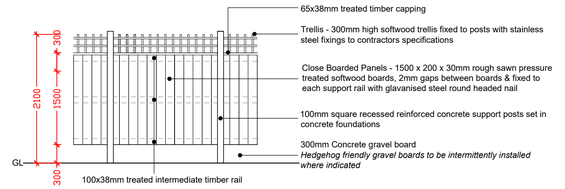
Wall & railings



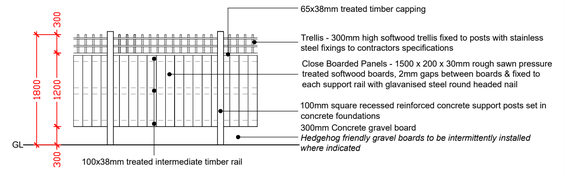
Wall & railings



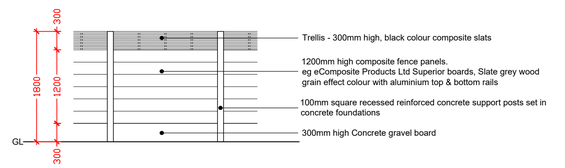
2100mm high timber fence



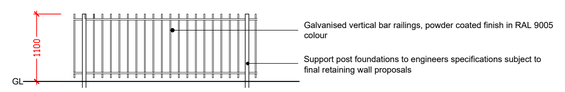
1800mm high timber fence



1800mm high composite fence



1100mm high metal railings



Rev	Description	Initial	Date
B	Updated to latest arc site plan	KAS	July23
A	Boundary treatments, frontage prps, rear gardens amended to clients comments	KAS	July23

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CLIENT
Great Places Housing Group

PROJECT TITLE
Longhurst Rd, Blackley

DRAWING TITLE
Landscape General Arrangements

STATUS
PLANNING

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
VARIES	A1	KAS	-	July23

PROJECT NO.	DRAWING NO.	REV.
380	01	B