HOUSING AREA GENERAL ARRANGEMENT with DETAILED PLANTING 1:100

0 5 10 20 30 40 50

SCALE

HOUSING AREA-

New highway works to footpaths and roads.
Macadam finish with PCC half battered kerbs.
Drop kerbs at pedestrian crossovers as Carly Daines details

DRIVEWAYSMacadam finishes with half battered precast kerbs and drop kerbs to housing frontages and new highway works to roads and footpaths to Manchester City Council adoptable standards.

450x450x 50mm precast slabs to rear paths and garden paving.

Binstores as per Buttress detail.

BOUNDARIES (as drg c/03)

PLANTING SCHEDULE-Housing area.

TREES

Species	Stock type	Spacing	Quantity	Notes
Prunus subhirtella Autumnalis Rosea **Ps A**	Standards 10-12cm girth bare rooted single staked and tied	as shown	6	Front gardens
Prunus avium Plena (Cherry) **Pa**	Standards 12-14 cm girth. Bare rooted single staked and tied	5m min	6	Rear gardens
Acer campestre **Ac**	as above.	as shown	7	Rear gardens
Amelanchier lamarkii **(Lam)**	Standards 10-12cm girth bare rooted single staked and tied.	as shown	7	Front gardens
lex aquifolium **(laq)**	1.5-1.75 container grown low staked or underground guyed.	as shown	5	Rear gardens
FRUIT TREES				
Malus ribston Pippin **Mrp**	All bush M106-bare rooted single staked and tied.	5m. min	4	Rear gardens
Malus Discovery **Md**			4	
Pyrus domestica **Pd**			5	

SHRUBS

Species	Stock type/size	Spacing	Quantity	Notes
Pyracantha Orange Glow **Pog**	600-90 c.g	3/ sq.m.	90	Generally trained up walls/fences
Prunus lusitanica **P**	600-900 c.g	3/sq.m	67	Side gardens
Lonicera pileata **Lp**	3l c.g. 30-40 cm diameter	4/sq.m	272	Frontages
Polystichum setiferum Acutilobum (Fern) PsF	2l. c.g	4/ sq.m.	32	Font garden beds
Heuchera Palace Purple **Hpp**	3l. c.g	5/ sq.m.	40	Font garden beds
Choisya ternata **Ch.t.**	3l. c.g 30-40 cm	3/ sq.m.	27	Front garden beds
BULBS				
Narcissus Tete a Tete**Ns**	Bulbs	30 / sq.m.	520	Front garden beds in groups of 10-15. Bulbs in communal or public grassed areas planted in single species groups of 50-80 in defined areas.
Galanthus nivali **Sd**	Bulbs	30 / sq.m.	180	
Crocus chrysanthus Cc	Bulbs	35 / sq.m.	450	

G1 New Lawn areas to gardens - cut 14 times minimum p.a.Germinal A2 Quality Lawn seed mix @ 20gm/ sq. m.

G2 Amenity grass to Highways/public areas cut 10 times minimum p.a. A19 Germinal All purpose Landscaping seed mix.2 20gm/ sq.m.

Existing grassed areas renovated,restored and overseeded-generally Amenity grass spec and maintenance.

GENERAL NOTES

All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification -for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428(1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

All new tree plantings shall be positioned in accordance with the requirements of Table A.1 of BS5837:2012 Trees in Relation to Design, Demolition and Construction (Recommendations)

a) Tree pit sizes:
extra heavy standards1200mm diameter x 750mm depth.
Whips/transplants 600x400 depth

b) Imported topsoil to comply with BS.3882 general purpose.
Medium texture, stone content less than 12%. Free from weeds, sticks and foreign matter.
Depth 400mm shrub planted areas. 150mm - grass seeded areas.

c) Sloping ground - maintain horizontal bases and vertical sides with no less than minimal depth through out.

d) Trees to receive base dressing of slow release fertiliser 70gr tree pit: Enmag or similar approved.
Suppliers: Scotts, Pepar Mill Lane, Bradford, Ipswich IP5 4QZ Tel. 01473 830492.

e) All tree planting in grassed areas to incorporate 300mm radius circle of bark mulch dressing to base of tree stem.

f) All planted areas to be cultivated to 400mm depth, add imported topsoil
& soil improvers eg sand, manure to improve drainage.

g) Planting beds to be raked over and edges defined.

h) All planted areas to be mulched. with 75mm depth coarse Bark MulchSuppliers Melcourt Industries

i) Any debris or stones larger than 50mm to be taken off site.

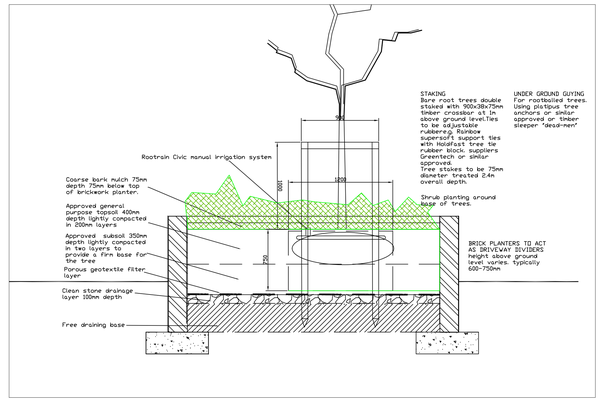
k) Plants to be watered in as necessary.

l) Sow grass seed generally April-October, preferably late summer early autumn.

MAINTENANCE

Contractor to allow for one year's maintenance post practical completion.
Allow for adequate watering and weeding control of plant beds.
Dead or stunted plants to be replaced to be replaced by contractor at the end of the defects period..
Maintenance operation to be as per to be as per detailed project specification.

APARTMENT AREA GENERAL ARRANGEMENT AND DETAILED PLANTING AS DRAWING C/02



SECTION THROUGH TREE PIT IN BRICK RAISED PLANTER 1:20 as per detail c/105

CONSTRUCTION ISSUE

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DRAWING TITLE	Housing area detail (hard surfacing and planting)		
DRAWING No	1907/C/04		
PROJECT	DOWNLEY DRIVE		
CLIENT	Great Places/Rowlinsons/Butress		
SCALE	**1:100/20 @ A 0**	REVISION	
DATE	March 2021	REVISED	
DRAWN	PG	CHECKED	SM