

fabrik

Rainshore House, Rochdale

Outline Specification

P01

Document Control Sheet

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1.0 Hard Landscape Specification

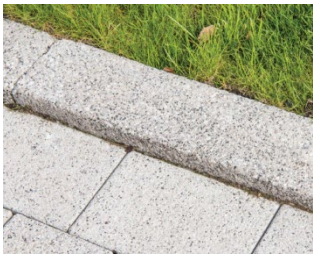
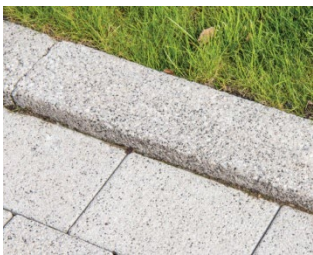
To be read in conjunction with landscape plan drawings.

Surfacing			
All build ups to Engineer's details to be suitable for vehicular use, including emergency and maintenance vehicle overrun where appropriate.			
Ref	Item	Specification	
PT01	Vehicular Tarmacadam	To Engineer's specification.	
PT02A	Pedestrian Tarmac	To Engineer's specification.	
PT02B	Permeable Tarmac	To Engineer's specification.	
PT03A	Existing Paving Retained and Reused		
PT03B	Concrete Flag Paving	To match PT03A	

PT04	Paving Cell System with Grass	Product: Geosynthetic's Golpla paving cell system or similar Material: High density recycled plastic Dimensions: 640 (L) x 330(W) x 38(thickness) mm unit size Infill: Pre-grown with Colour: Green Accessories: Anti-vandal demarcation caps in white to demarcate parking bays	
PT05	Self-binding gravel	Product: CED Stone Group, or similar and approved by engineer Material: Angular gravel, free from clay, with sufficient grit to enable compaction Dimensions Graded aggregates <6mm, 50mm (thickness minimum) Colour: Gold Pattern: Compacted in-situ	
PT06	Playground Safety Grass Mat	Product: Grassmats Ltd or similar approved Material: Heavy duty rubber Dimensions: 1500 (L) x 1000(W) x 22(thickness) mm unit size Colour: Green	

Kerbs & Edging

All build up's / foundations to Engineer's details

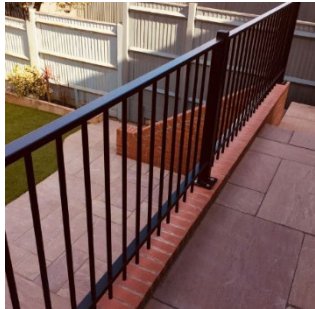
Ref	Item	Specification	
ET01	Road Kerb with 125mm upstand	Product: Tobermore's Fusion Kerb or similar Material: Pre-cast Concrete Dimensions: 915(L) x 255(H) x 125(W) mm to BS EN 1340 Colour: Silver	
ET02	Flush Road Kerb	Product: Tobermore's Fusion Kerb or similar Material: Pre-cast Concrete Dimensions: 915(L) x 255(H) x 125(W) mm to BS EN 1340 Colour: Silver	

ET03	Edging	Product: Tobermore's Fusion Edge or similar Material: Pre-cast Concrete Dimensions: 900(L) x 150(H) x 75(W) mm Colour: Silver	
ET04	Metal Edge Kerb	Product: Kinley Ltd, 'Bison Landscape Edging' or similar Material: Galvanised Steel Dimensions: varies between 100(H) mm and 200(H)mm depending on location Colour: As manufactured	

Boundaries and Fencing

All build up's / foundations to Engineer's details

Ref	Item	Specification	
BT01	Existing Boundary to Over Town Lane	Retained and made good	
BT02	Secure Perimeter Fencing	Product: Zaun's Duo8 Perimeter Fencing or similar Height: 2.4m above ground Colour: Black	
BT03	Palisade Rounded Pales Fence	Product: Jackson's Palisade Rounded Pales Fence Panels or similar Height: 1.2m above ground Finish: Pressure treated, natural planed finish	

BT04	Palisade Rounded Pales Fence as Fall Protection	Product: Jackson's Palisade Rounded Pales Fence Panels or similar Height: 1.5m above ground with minimum of 1100mm between top of lower horizontal brace and top of upper horizontal brace Finish: Pressure treated, natural planed finish	
BT05	Fall Protection	Product: Lang + Fulton's Flat bar Rimini Railings or similar Height: 1.2m above ground Colour: To match architectural metalwork	
BT06	Brick Retaining Wall with BT05 Over	To Engineers detail and Specification Variable height: over 500mm Brickwork to match architectural brickwork	
BT07	Low Brick Retaining Wall	To Engineers detail and Specification Variable height: under 500mm Brickwork to match architectural brickwork	

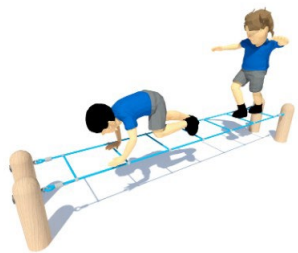
Street Furniture

All fittings and furniture to be a standard range.

Below surface fixing to concrete foundations to Engineer's specification and to meet manufacturers recommendations.

Ref	Item	Specification	
FT01	Cycle Shelter	Product: Broxap Ltd Lightwood Cycle Shelter or similar Ref: BXMW/LIG Material: Galvanised steel with powder coating Dimensions: 4100(L) x 2500(W) x 2500(H) mm	

FT02	Sheffield cycle stand	Product: Broxap Ltd, 'Sheffield Cycle Stand with Tapping Bar 'London' style' or similar Material: Galvanised steel Dimensions: 715(W) x 800(H) x 48.3 (Dia) mm Finish: None Colour: Natural	
FT03	Vehicle Restraint Bollards	Product: Broxap Ltd Domed- Square Bollard or similar Ref: BX17/Domed-S Material: Hardwood Timber Dimensions: 1000(H) x 150(W) mm Finish: Planed and sanded Colour: Natural	
FT04	Timber Table and Benches	Product: Broxap Ltd Land Picnic Bench or similar Ref: BX31 2002 Material: FSC treated softwood timber Dimensions: 2000(L) x 1700(W) x 767(H) mm Finish: Sanded finish as standard Colour: Natural	
FT05	Timber Seat	Product: Broxap Ltd Hatton Rustic 4 Slat Seat or similar Ref: BX17 4055 Material: FSC hardwood Iroko timber Dimensions: 2000(L) x 580(W) x 770(H) mm Colour: Natural	

Play Equipment			
All fittings and furniture to be a standard range. Below surface fixing to concrete foundations to Engineer's specification and to meet manufacturers recommendations.			
Ref	Item	Specification	
PE01	MUGA	Product: ESP Play MUGA Sports Pitch with 3m high Duo Sports Fencing or similar Fencing Colour: Green Dimensions: 20(L) x 12(W) m Accessories: Football and basketball multi goal ends, access gate	
PE02	Net Ladder	Product: Educational Play Environments Net Ladder or similar Ref: P104 Material: Timber Dimensions: 3150(L) x 530(H) x 550(W) mm Colour: Natural	
PE03	Stepping Logs	Product: Educational Play Environments Stepping Logs or similar Ref: P116 Material: Timber Dimensions: 3650(L) x 45(H) x 15(W) mm Colour: Natural	
PE04	Traverse Wall	Product: Educational Play Environments Traverse Wall with Grips or similar Ref: P133 Material: Timber Dimensions: 3110(L) x 2000(H) x 410(W) mm Colour: Natural	

Soft Landscape		
Ref	Item	Specification
G01	Wildflower Meadow	Manufacturer/Product: Wildflower Turf / MeadowSow Shade Tolerant Seed Mix MS-ST
G02	Species Rich Lawn	Manufacturer/Product: Wildflower Turf / WFT-Species-Rich-26 Species Rich Lawn Turf

Mulch	Location: To all plant beds Manufacturer: Melcourt Industries or equivalent approved Product: Melcourt Ornamental Bark Mulch Grade: 5-35mm Depth: 50mm
Top soil	Location: To all general planting areas Manufacturer: Melcourt Industries or equivalent approved Product: Topsoil Blended Loam Grade: Peat-free Depth: 350-400mm
Tree Pits in Soft Areas	50mm Melcourt / Ornamental Bark Mulch on, 600mm imported topsoil (Tree pit accessories as detailed below, included staking or anchoring, irrigation/aeration tube).

Tree Furniture

Tree pit root barriers are to be installed to all trees within 3m of any underground service routes or within 2m of kerb lines & hard surfaces & building foundations. The landscape contractor is to confirm locations of all services prior to implementation of trees. Prior to installation NJUG specification and requirements are to be referred to.

Item	Specification
Tree Root Barrier	Manufacturer/Product: Green Blue Urban's ReRoot or similar approved Notes: Flexible linear root barrier, depth to suit application to protect buried utilities.
Tree Pit – Irrigation system	Manufacturer/Product: Green Blue RootRain Metro Irrigation System RRMCA3A Details: To manufacturer's specification Tree pit base drainage to engineer's specification
Tree Pit - Staking	Double staked with rubber tree ties Location: All trees across site
Tree Pit – Root Director	Manufacturer/Product: Green Blue Urban / RootDirector or similar approved Details: To manufacturer's specification

Ecological Enhancement Elements

In accordance with ecologist's recommendations.

Ref	Item	Specification
EE1	Log pile	Made out of brash and logs. Details: 1.5m(L) x 1.5m(W) x 0.5m (H)

		Installation will occur during the construction period under supervision of a suitably qualified ecologist
EE2	Compost Heap	To ecologist's details
EE3	Bird Box	Target species/Product: TBC by ecologist
EE4	Bat Box	Target species/Product: TBC by ecologist

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The logo for 'fabrik' is displayed in white lowercase letters on a dark green rectangular background. The letters are bold and modern, with a slight gap between the 'i' and 'k'.