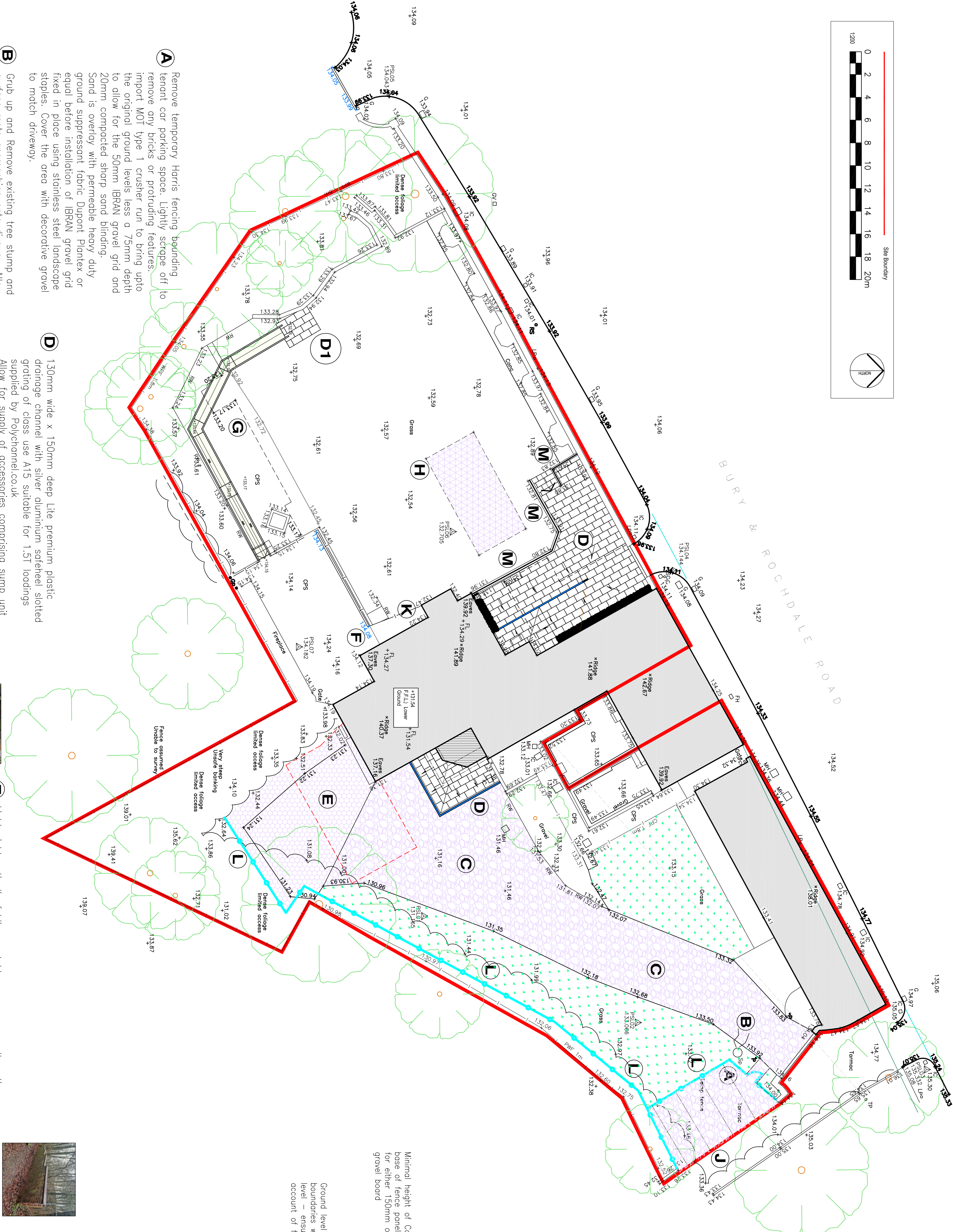
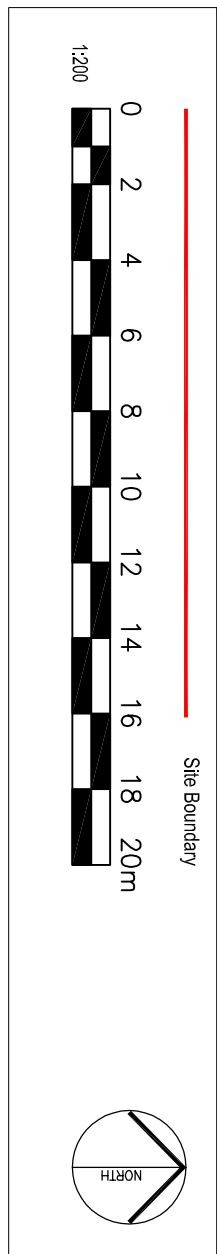
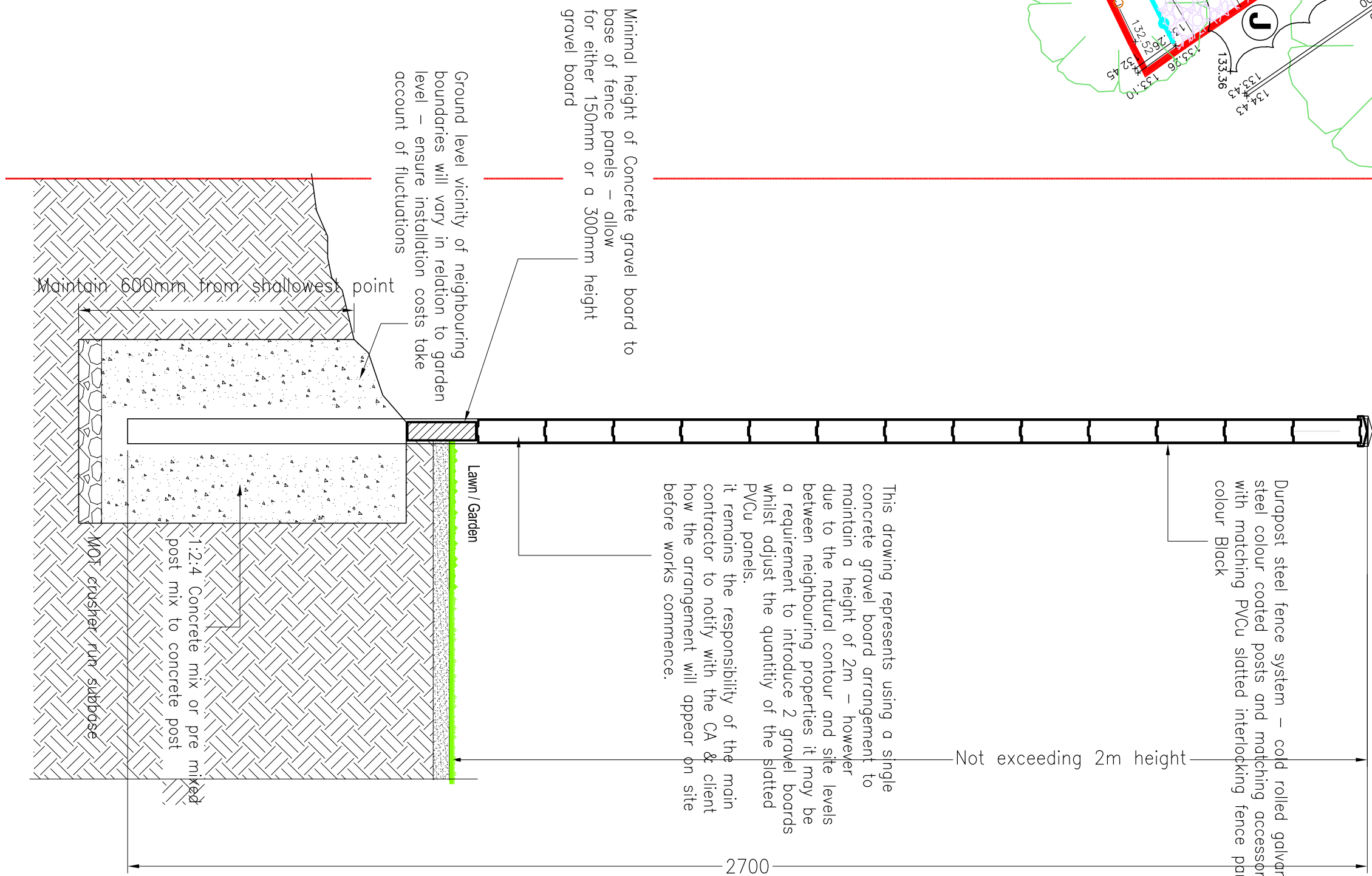




BOUNDARY LINE - Setting out assessed upon site relative to mature planting and topography of land



This drawing represents using a single concrete gravel board arrangement to maintain a height of 2m – however due to the natural contour and site levels between neighbouring properties it may be a requirement to introduce 2 gravel boards whilst adjust the quantity of the slatted PVCu panels.

It remains the responsibility of the main contractor to notify with the CA & client how the arrangement will appear on site before works commence.

- Drawing Status
- ☐ PRELIMINARY FOR APPROVAL
 - ☐ AGREED LAYOUT SIGNED OFF
 - ☐ PLANNING DRAWING
 - ☐ BUILDING CONTROL DRAWING
 - ☒ TENDER DRAWING
 - ☐ CONTRACT DRAWING
 - ☐ CONSTRUCTION DRAWING
 - ☐ AS-BUILT DRAWING

Project
Pumpion cottage
Bury and Rochdale Old Road
Bomford OL10 4AT

Drawing title
Proposed Site Plan

Scale
1:200 @ A1
Date
01/07/23

Drawing No.
220711-000
Revision
REV 8

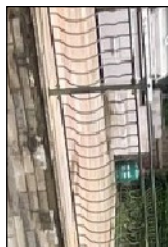
Revision Details
Revised drawing is referenced to deliver to town planning authority for approval.
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- NOTES
1. On no account may this drawing be scaled.
 2. Any discrepancy to be reported to the Architect immediately.
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- without the express consent of property sign.

- A** Remove temporary Harris fencing boundary. Remove any car parking space. Lightly scrape off to remove any bricks or protruding features. Import MOT type 1 crusher run to bring up to the original ground levels less a 75mm depth to allow for the 50mm IBRAN gravel grid and 20mm compacted sharp sand binding.
- Sand is overlay with permeable heavy duty ground suppressant fabric Dupont Plantex or equal before installation of IBRAN gravel grid fixed in place using stainless steel landscape staples. Cover the area with decorative gravel to match driveway.
- B** Grab up and Remove existing tree stump and surface roots encroaching onto driveway. Allow for making good driveway surface – well consolidated and compacted in preparation of new installation of IBRAN gravel grid system
- C** Existing driveway Determine by spot invasive inspection the depth and composition of existing driveway – where undulations, rubble or high spots exist, allow for a light scrape of the existing base to “level off” whilst maintaining existing spot levels from the topographical survey as being the preferred finished levels less a 50mm depth of decorative gravel on IBRAN gravel grid.
- restained using stainless steel landscape staple fixings on PERMEABLE heavy duty ground suppressant fabric Dupont Plantex or equal on 20mm sharp sand binding on adjusted and well consolidated existing sub base levels.
- Install IBRAN gravel grid strictly in accordance with manufacturers recommendations, use Ibzan driveway edging to restrain driveway loose gravel at abutment with existing retained soft landscaping
- D** 130mm wide x 150mm deep Lite premium plastic drainage channel with silver aluminium sidepanel slotted grating of class use A15 suitable for 1.5T loadings supplied by Polychannel.co.uk
- Allow for supply of accessories comprising sump unit and for routine maintenance – supplied with matching grate.
- Assess requirement for installation of Lite Premium – 110mm vertical outlet with integral foul air trap also supplied by Polychannel.
- D1** Stain and mildew resistant porcelain stoneware slabs size 900x600x20mm – supplied by Stokes Tiles.
- Level threshold to enhance of Pattern as indicated upon drawing, or to be agreed with CA
- and Client prior to works commencing upon site.
- Porcelain to receive full surface proprietary priming slurry compatible with slabs to ensure full adhesion.
- Allow for 6mm joint full fill joint using proprietary tile jointing grout – COLOUR TO COMPLEMENT PAVING. – Allow for supply of sample colour swatch for client approval.
- E** Retain existing driveway surfacing to vicinity of embankment and potential Hydrotherapy pool deferred under phase 2 works



- F** Lightweight anti-slip folding portable ramp as an alternative cost effective solution to F above.
- Purchase and decision is subject to guardian and Occupational Therapists approval.
- G** Adapt existing patio handrail to allow for new Exterior galvanised metal ramp and guarding system to separate detail.
- H** Allow for isolation and strip back of any electrical supplies and filtration equipment – isolate any encountered water supplies or waste connections. Break out and remove from site fibreglass pool. Import and backfill using clean fill, crushed stone mix of 300–500mm, allow for top layer of clean topsoil whilst schedule replacement of standard lawn deferred until the ground has suitably settled.



- J** Allow for repair of the broken brickwork reveals each end of existing reinforced masonry boundary wall. Remove courses of exposed brickwork at ground level showing the position of the original boundary wall and pier to allow for installation of 500mm width x 150mm depth kerb edging in GEN-1 concrete haunching set to a height to marry with installation of gravel grid as described in item A.
- K** Allow for use of portable threshold ramp to navigate existing PVC-u double door threshold.
- L** Dupont steel fence system – cold rolled galvanised steel colour coated post and matching accessories with PVCu slatted interlocking fence panels – STOCK colour range for pricing shown as grey – overall height not exceeding 2m from ground level.
- M** Bow fronted balcony balustrade guarding to match existing style and finish.