A-B: 3.0m high timber close boarded acoustic fence Jakoustic® reflective acoustic fence available from www.jacksons-security.co.uk or equivalent. N.B Gravel board required at base to retain up to 150mm level change

N.B. The topographic survey lacks reliable levels information along this boundary. Levels to be checked and reviewed once existing conifer hedge has been removed

Existing chain-link fence on railway boundary retained

Timber sleeper retaining wall <550 high as detail MCS GEN/CD 05-05
Refer to TOW levels for top of wall

French drain along base of fence - 300 wide x 300 deep trench, lined with filter fabric and back filled with clean stone

Potting shed 2.57x1.98m. As standard McCarthy Stone Specification. Base for shed: 200mm concrete with sand blinding over 100mm type 1 sub-base. Concrete base to be 50mm bigger all round than shed and level to provide flush threshold at door. N.B to provide level base the eastern end will be raised 90mm above ground. Ensure levels around door allow clear swing of the door

2no. Water Butts as MCS standard Chrysalis specification

2no. timber raised beds as detail MCS GEN/CD 05-04 rev B

Existing chain-link fence on railway boundary retained

A-B: 3.0m high timber close boarded acoustic fence Jakoustic® reflective acoustic fence available from www.jacksons-security.co.uk or equivalent. N.B Gravel board required at base to retain up to 150mm level change

N

NORTH

4 3 2 1 0 2 4 6m

Continuous linear tree pit here

Kitchen

Staircase 1

Lounge / Bistro

Residents Lounge Terrace

Slot drain

Power for lighting on pergola to this leg

Three bay timber pergola, each bay 2.7x2.7m as detail on drawing MCS GEN/CD 06-09
To include festoon lighting in accord with Chrysalis standards

storage

BBQ

6no. sets of patio furniture

Storage box

Gas barbeque and covered gas bottle cage as per standard Chrysalis specification.
Final position of cage to be agreed

Scooter Store

Staff Suite

Guest

Apt 01

Apt 02

Apt 03

Apt 04

Apt 05

Apt 06

Apt 07

Staircase 3

DRI

Single section of balcony balustrade between balcony post and building

Low brick retaining wall (max. retained height 450) to engineers detail

Temporary hoarding for sales period shown in green

privacy screen

B-C: 1.8m high timber close boarded fence with concrete posts and gravel board(s).

Octagonal timber gazebo on base, in accord with McCarthy Stone standard Chrysalis specification. 150 conc base with 100mm type 1 below. Level shown is finished level of gazebo floor (concrete base 50mm below that).

B-C: 1.8m high timber close boarded fence with concrete posts and gravel board(s).

C-D: 1.2m high black painted vertical bar railings as detail MCS GEN/CD 04-27

G-H: 1.2m high x 850 wide black painted vertical bar gate (for fire access to dry riser only). Fitted with FB2 fire access lock. To include sign "Dry Riser Access" + arrow pointing right. Gate as detail MCS GEN/CD 04-28

F-G: 1.2m high black painted vertical bar railings at rear of footway as detail MCS GEN/CD 04-27

E-F: 1.2m high black vertical bar gate with sign attached giving development name and "Private Residence". Gate as detail MCS GEN/CD 04-28

D-E: 1.2m high black painted vertical bar railings at rear of footway as detail MCS GEN/CD 04-27

CONTINUED ON DRAWING MCS759 Drg03

KEY

HARD SURFACES

Sett Paving - Permeable
Brett: Omega Flow, Colour: Burnt Oak. 60mm Thick. www.brettpaving.co.uk. 215 x 115mm setts (200x100mm laid dimensions) Bond: Square herringbone. Build up and bedding as Civil Engineer's details.

Macadam
Vehicular Macadam surfaces to Civil Engineer's specification

PCC Paving slabs
Brett: Chaucer 450x450x32mm. Colour: **Natural.** Laid in stretcher bond courses to alignment indicated. Laid in accord with Civil Engineers details.

PCC Paving slabs
Brett: Chaucer 450x450x32mm. Colour: **Charcoal.** Laid in stretcher bond courses to alignment indicated. Laid in accord with Civil Engineers details.

Self-Binding Path Gravel:
E.g Smiths of Blechington self binding path gravel, 50mm deep compacted layer over minimum 110mm deep compacted Type 1 sub-base in accord with suppliers recommendations. https://www.smithsbletchington.co.uk/

PARKING BAY MARKINGS & SIGNAGE:

Kerb mounted parking bay sign 100 x 500mm

Parking Bay Lettering white thermoplastic paint, letters 300mm high, lettering as indicated on plan

D

500 500 500

Parking Bay Ticks
White thermoplastic lines 100mm wide

KERBS AND EDGINGS

HB2 — **HB2 PCC Kerb:** 125 x 255 concrete HB2 Kerb, with 125mm upstand. Laid butt jointed in accord with Civil Engineers details.

K-90° — **HB2 PCC Kerb:** 90 degree angle units (internal and external as required)

DK — **HB2 Dropper Kerb:** 1:9 gradient dropping with single unit

CS2 — **CS2 Channel Kerb:** 125 x 150 units, flush with surface to either side. Laid butt jointed in accord with Civil Engineers details.

E-50 — **50mm Concrete edging:** 50 x 150 units, flush with surface to either side. Laid butt jointed in accord with Civil Engineers details.

Gravel strip with timber edging around base of building, refer to detail MCS GEN/CD01-11A

FENCES / RAILINGS / WALLS / BOLLADRS

Proposed Fencing / Railings / Privacy Screens see annotations

B — **Boundary reference points** refer to annotations for details of proposed boundary treatments

DRAINAGE Refer to full drainage design by Scott White & Hookins.
Features shown on this drawing for co-ordination only.

Existing & Proposed covers & gullies.

CDr — **Channel Drain** to engineer's detail

Slot Drain to engineer's detail

GROUND PREPARATION / TOPSOIL

TS-P — **Topsoil - Planting beds:** Min depth: 450mm after settlement, finishing flush with edges and mounding 75mm towards the centre of beds unless specifically indicated otherwise.

TS-G — **Topsoil - Grass Areas:** Min. depth: 250mm topsoil after settlement, finishing 15mm above adjacent hard surfaces, unless specifically indicated otherwise.

Tree Pit
1.8m x 1.8m square x 750mm deep tree pit filled with topsoil. Position of pit to be marked by 50mm Ø, 600mm high stake.

Stockholm Structural Tree Pit:
Hatch indicates extent below paved surface. Refer to drawing MCS759/Drg04

LEVELS

+ 30.92 — **Proposed Level.** TOW= top of wall

+ (40.51) — **Existing Level**

+ 10.70 — **Proposed Level** on adjacent site (agreed with Bellway)

WATER & LIGHTING & EVCs

External bib taps

LB — **Lighting Bollards** in accord with lighting layout and specification by Rexel. (shown for coordination purpose only). N.B in car parks bollards to be offset 500mm from kerbs

Electric Vehicle Charging points: mostly dual chargers, either serving side by side bays or opposite bays, to specification by PodPoint.To include protective hoop barriers

REVISIONS

C3: 30-07-2024 - additional lighting bollards of escape route
C2: 09-04-2024 - Note about FB2 lock added to gate to dry riser. Spec for surface around raised beds changed to self binding path gravel. Additional tree pits added to north boundary
C1: 11-03-2024 - Progressed and issued as S5 drawing, no other changes
P6: 01-03-2024 - Additional fire escape doors and paths added to residents lounge
P5: 30-01-2024 - Levels around perimeter of site adjusted to accord with Bellway's proposed levels. Notes over uncertainty and about potential need for gravel board level retention at base of boundary fence removed. Sleeper retaining wall around back of gazebo omitted
P4: 11-12-2023 - minor coordination adjustments. Option of additional fire escape path from residents lounge removed.
P3: 07-12- 2023 - bollard lighting locations updated
P2: 07-12-2023 - Completed drawing for co-ordination and review
P1: 07-11-2023 - First issue

new Leaf STUDIO
CHARTERED LANDSCAPE ARCHITECTS

Client: McCarthy Stone

Project: **Durrington on Sea**

Title: **Hard Landscape General Arrangement**
Sheet 2 of 2 - East

Drg by:	Date:	Scale:
ADFK	11/2023	1:100 @ A1

Chkd by:	Drg No: SO-2870-04-LA-	Rev:
	MCS759/Drg02	**C3**

SUITE 1, 821 BATH ROAD, BRISLINGTON, BRISTOL BS4 5NL Tel: 0117 300 5330