




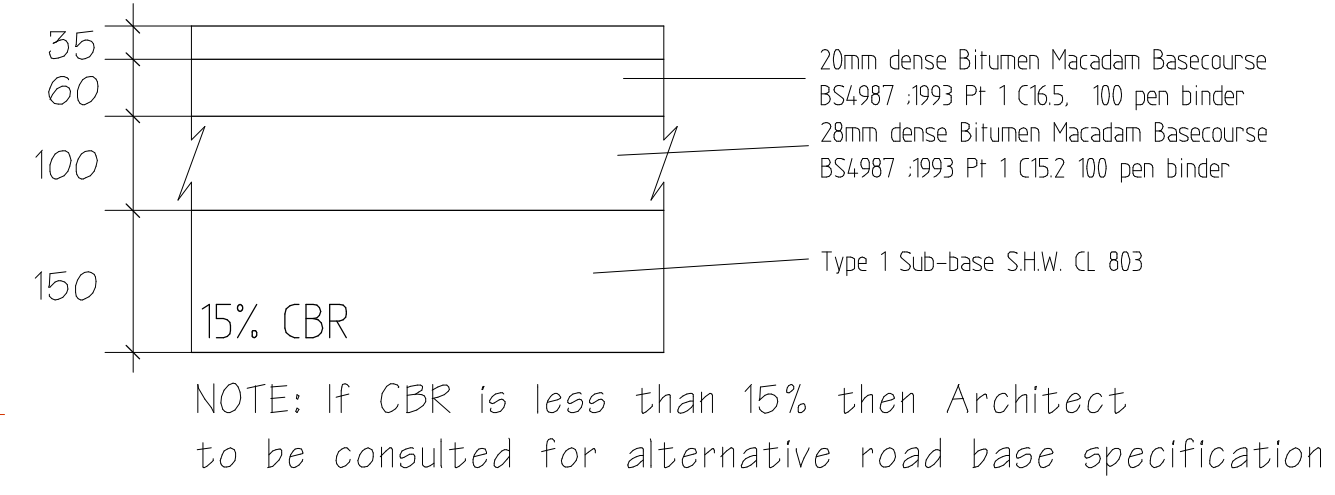
-  Tarmac
-  Red Bridle Block Paving
-  Buff 400x400mm paving slabs
-  New Trees
-  Electric Vehicle Charging Point
-  Bin Collection Area
-  Granite Setts Rumble Strip at entrance

Otters Holt

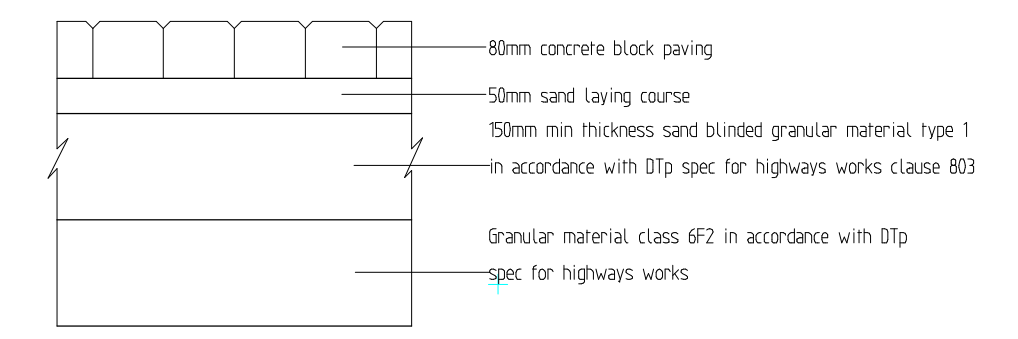
Mole End

- NOTES:
- 1.0 SOILS: Subsoil to be scarified to 300mm depth prior to spreading topsoil to alleviate compaction. Imported topsoil to be in accordance with BS3882 'Premium Grade' or as approved. As saved topsoil (and imported if requested) to be laboratory tested to BS3882 and ameliorated as required to meet the required specification. Screened or manufactured topsoil is not acceptable. Grass areas to be a minimum depth of 150mm, shrub beds 450mm depth and forestry / transplants 300mm depth. Incorporate proprietary non peat compost to BS1 PAS 100 to 50mm depth evenly worked into soil.
 - 2.0 EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m weldmesh fencing on a scaffold framework in accordance with BS 5837:2005 Fig 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table 2 at a radius of 12 times the stem diameter (single stem trees) or 10 times the basal diameter (trees with more than one stem below 1.5m from ground) refer to Clause 3.2.2 Further precautions are to be taken as detailed within BS5837:2005 9.4
 - 3.0 TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by a registered tree surgeon in accordance with BS 3998:1989.
 - 4.0 TREE PLANTING: All trees to be in accordance with BS 3934 / 5236. Trees to be planted in accordance with BS4428 and securely staked and tied in pits 1000x1000x750mm backfilled with topsoil mixed with free planting compost, ensuring free pits are a minimum of 75mm deeper and 150mm wider than the tree roots. Base of pits to be broken up to a depth of 150mm. Root balls to be encircled by Root Rain Mattrio or similar irrigation pipe. Water well after planting. The base of trees to be planted in grass areas are to be covered with 75mm depth bark mulch to 1.0m diameter and kept weed free.
 - 5.0 SHRUB PLANTING: Plants are to be in accordance with BS3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. All plants to have a minimum of three breaks, except Hedera with a minimum of two. Well water plants immediately after planting and prior spreading of mulch. Shrub areas to be covered with 75mm bark mulch and kept weed free.
 - 7.0 HEDGE PLANTING: Plants to be in accordance with BS3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. Hedge plants to be planted in double staggered rows 300mm apart at 450mm centres. Well water plants immediately after planting and prior spreading of mulch. Shrub areas to be covered with 75mm bark mulch and kept weed free.
 - 8.0 TURFING: Grass turf areas to be Tillers 'Arena' or similar approved cultivated turf. Topsoil to be cultivated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joint well butted up. Well water after laying to avoid shrinkage.
 - 9.0 MAINTENANCE: To be carried out at approximately monthly intervals to include the following:
 - a) Eradicate weeds by hand or chemical means
 - b) Cut out dead or / and damaged stock or branches, prune as required
 - c) Ensure all shrubs and trees are firmed in, securely staked and tied
 - d) Collect litter, sweep and tidy site
 - e) Apply suitable pesticides, fungicides and fertilisers as required
 - f) Carry out grass mowing to turf when attained 100mm, cut to 35mm

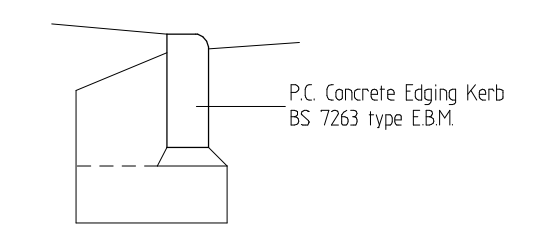
SITE PLAN 1:200



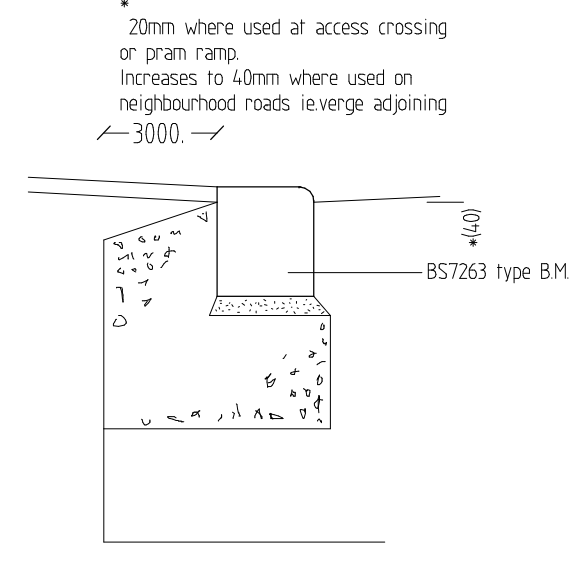
- PLOT 1 - Former Public House - 4 bed house
- PLOT 2 - Former Coach House - 3 bed house
- PLOT 3 - new 3 bed house @ 95m²
- PLOT 4 - new 3 bed house @ 126m²



CONCRETE BLOCK PAVING



Footpath Edging Detail (1:10)



DROPPED KERB (1:10)

PLANTING SCHEDULE				
Shrubs				
Plants	Size	Container	Density	Number
Skimmia Rubella (Gr)	30-40	2ltr	3	36
Choisya ternate 'Sundance'(Cte)	40-60	2ltr	3	15
Cornus alba 'Elegantissima' (CaE)	45-60	2ltr	3	12
Euonymus 'Emerald & Gold' (Eeg)	20-30	2ltr	3	12
Cotoneaster Dammerli (Cd)	30-40	3ltr	3	15
Trees				
Betula pendula	10-12cm girth			2
Sorbus Aucuparia	12-14cm girth			3
Acer Campestre	12-14cm girth			1
Amelanchier lamarkii	12-14cm girth			1

Rev:	Details:	By / Chk:	Date:
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Notify J Mason Associates immediately of any variation between drawings on site conditions.

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED - IF IN DOUBT ASK.

Where drawings are based on survey information received, surveys are available on request.

All drawings to be read in conjunction with all relevant Structural and M&E Engineers drawings and specifications.

H&S HAZARDS:

Significant hazards relative to the architectural design shown on this drawing have been assessed and highlighted with reasonable skill and care using a warning triangle system.

This drawing is to be read in conjunction with all other hazards/risks which have been identified and recorded within the construction phase H&S plan.

It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Significant hazards are defined as:-

- Those not likely to be obvious to a competent contractor or other designers.
- Those of an unusual nature.
- Those likely to be difficult to manage effectively.

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