

## Notes

### SOILS FOR GRASS SEEDING:

Soil forming materials should be low fertility topsoil or subsoil, maximum stone size of 50mm in any dimension. Soil pH 7.0. Minimum depth of soils after lightly firming and settlement: 150mm.

All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236.

### SITE CLEARANCE:

Prior to planting, planting areas will be cleared of: rubbish, concrete, metal, glass, stones with largest dimension exceeding 75mm, decayed vegetation and contaminated topsoil. Substances injurious to plant growth including subsoil, rubble, fuel and lubricants also to be removed. Retain and protect trees indicated on drawings.

New turf laid directly onto a prepared surface of native and imported topsoil as described in the notes on this plan

600 x 900 x 20 porcelain slabs to be laid on 200mm of type 1 MOT sub-base. These will be pointed with flowpoint grout. The patio area will slope away from the dwellings at a rate of 1:80 to aid proper drainage

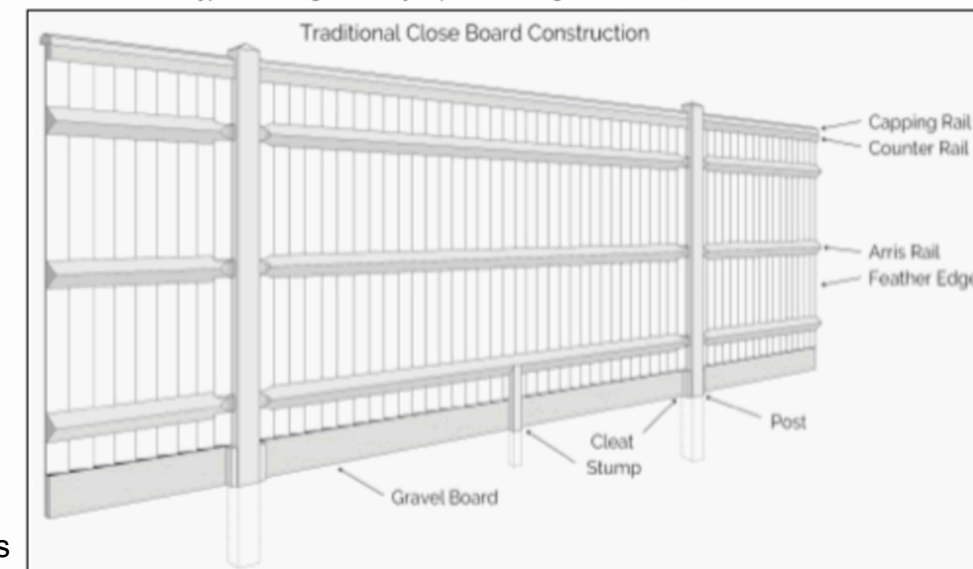
200 x 100 x 60 grey block paving to be laid on 150mm type 1 MOT and 50mm sharp sand sub-base. These will be finished using kiln dried sand and will make up the remaining hard landscaping in this plan

2 car park spaces each 2.4 x 4.8m in the same grey block paving

### Boundary Treatment

All internal and external boundaries will be treated with a 1.8m high closed board fence with concrete posts and gravel boards. The timber will be of a pressure treated external type and left natural in colour. Where this type of fencing is already in place and in good condition, this will be retained.

#### Traditional Close Board Construction



Concrete stairs to the lawn level cast using timber shuttering on site.

Shared Access

Concrete steps to be finished with same 900 x 600 porcelain slabs and flowpoint grout

600mm raised floor to reduce flood risk to both dwellings

Step free access and ground floor sanitary facilities to conform to a Category 2 M4(2) dwelling

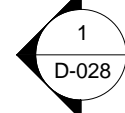
2 out door entrance up down lights for each dwelling. These will use low watt GU10 Cool White bulbs



1/12 ramp access for wheelchair users

1/12 ramp access for wheelchair users

Bins



SIDMOUTH DR

Crataegus monogyna (Hawthorn) hedge. Planted at a height of 100-125cm with a frequency of 5 plants a metre arranged in a double staggered row. Hawthorn is native to the UK and offers many wildlife and security benefits when planted as a hedge

