TIMBER MULTI-PLAY UNIT - TB7543. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

TIMBER TRIPLE BARS - TB7037. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

HOP-ALONG HORSE SPRING RIDER - SB4044. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

BORIS BIKE SPRING RIDER - SB4133. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

TIMBER SEE SAW - TB7044. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

LOG ROPE - MAE-LRO. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

WALK AND STRETCH POSTS - MAE-LSWP. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

MINI SPINNER - SB3046. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

PICNIC TABLE - SB1047. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

TIMBER BASKET SWING - TB7036. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

NATURAL FALLEN LOG. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

SPINNING WHEEL - SB3052. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

CRAWL NET - MAE-CNE. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

THREE BAR BALANCE - MAETBB. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

SPRIRX BENCH - SB5057. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

TIMBER STYLE LITTER BIN - SB5084. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

TIMBER MULTI PLAY UNIT - TB7053. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

ROBINIA TODDLER POST SWING - TBR7132. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

TIMBER MULTI PLAY UNIT - TB7042. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

STEPPING LOGS - MAESL20. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

SPINNING WHEEL - SB3052. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

TIMBER MULTI PLAY UNIT - TB7047. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

BOULDERS AND GRASS SLOPE. AVAILABLE FROM MIRACLE DESIGN AND PLAY TEL: 01604658240

GENERAL NOTES

-ALL DIMENSIONS IN MILLIMETRES
-DO NOT SCALE OFF THIS DRAWING
-ALL DIMENSIONS TO BE CHECKED ON SITE

(C)JAMES BLAKE ASSOCIATES LTD 2022

KEY

PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.

PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.

PROPOSED HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.

PROPOSED EXTRA HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.

PROPOSED CONIFEROUS OR BROAD LEAF EVERGREEN TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.

PROPOSED MULTISTEM TREE, INCLUDING UNDERGROUND GUYING. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.

SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.

NATIVE WHIP AND SHRUB PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.

HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION), REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.

HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION) INCLUDING TIMBER BOARD EDGING TO SEPARATE FROM GRAVEL AREA. REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.

WASHED, ROUNDED, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES, LAID OVER 'COVERTEX' OVER LIGHTLY CONSOLIDATED SUBGRADE.

SEEDED GRASS AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.

CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.

WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.

WET WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.

MARGINAL PLUG PLANTED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.

BULB PLANTING IN MIXES, SPRING FLOWERING VARIETIES, REFER TO SCHEDULE FOR FURTHER INFORMATION.

EXISTING GROUND FLORA AND GRASSLAND TO BE RETAINED AND MANAGED

SEASONAL HIGHLIGHT HERBACEOUS PLANTS WITHIN SHRUB BED MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1.

SPECIMEN SHRUBS IN SHRUB BEDS OR PIT PLANTED IN GRASS/GRAVEL AREAS. SPECIMEN SHRUBS IN GRASS ARE MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1.

EXISTING TREE TO BE RETAINED, SEE GENERAL NOTE A1 AND E1. IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.

EXISTING VEGETATION GROUP OR HEDGE TO BE RETAINED, SEE GENERAL NOTE A1 AND E1. IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.

KNEE RAIL - COMPRISING 125 X 125mm TWICE WEATHERED POST 600mm ABOVE GROUND AND 600 BELOW (1200mm TOTAL), DRILLED WITH 50mm TO RECEIVE HOT DIPPED GALVANIZED MILD STEEL TUBE 48MM DIAMETER. POLES TO BE JOINED WITH MALE AND FEMALE SCREW FIT PARTS JOINS TO OCCUR WITHIN POSTS, HOLES TO BE INCREASED.

BOWTOP METAL FENCE WITH ATTACHED GATES AROUND PLAY AREAS.

BITUMEN MACADAM FOOTPATHS AND HARDSTANDINGS WITHIN OPEN SPACE AREAS. WITH FLAT TOPPED PCC EDGING. ALL LAID FINISH ALL TO FALLS / CROSSFALLS OR SIMILAR AND APPROVED

SELF-CLOSING GATE, 900mm WIDE, COLOUR 'YELLOW', TO CONTRAST RAILINGS, SET POSTS INTO C:20:P INSITU CONCRETE FOUNDATIONS.

DOUBLE MAINTENANCE GATE, 2.0m WIDE TO MATCH RAILINGS, SET POSTS INTO C:20:P MIX INSITU CONCRETE FOUNDATIONS. INCLUDE FOR 1 GATE LEAF TO BE FIXED CLOSED WITH DROP BOLT 10mm DIAMETER, DROP BOLT FASTENERS TO BE FIXED TO GATE STYLES ALLOWING DROP BOLT TO BE FIXED IN THE UP AND DOWN POTIONS INCLUDE FOR A METAL CYLINDER TO RECEIVE DROP BOLT TO BE FIXED INTO A CONCRETE PAD BELOW GROUND (120MM CUBE C 20PMIX. METAL TUBE TO BE SET FLUSH WITH PAVING LEVEL. SECOND LEAF SHALL BE FITTED WITH A GATE LATCH TO ALLOW BOTH GATE LEAFS TO BE FASTENED TO THE OTHER LEAF. GATE LEAFS TO BE HINGED TO GATE POSTS WITH ROBUST HINGES 2No. PER POST.

H HIBERNACULUM AS PART OF ECOLOGICAL ENHANCEMENTS

LANDSCAPE PROGRAMMING

DUE TO NATIONAL PLANT SHORTAGE: PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL.

REV.	DATE	INITIALS	DETAILS
P-	19.09.22	AJW	UPDATED TO LPA COMMENTS RECEIVED 24.03.22 REMOVE 1 NO TREE ON SPINE ROAD
O	19.09.22	AJW	UPDATED TO LPA COMMENTS 19.09.22
N	19.12.21	AJW	UPDATED TO CONSULTANT COMMENTS 19.12.21
M	17.01.22	AJW	UPDATED TO LPA COMMENTS AND LAYOUT RECEIVED 11.01.22
L	10.12.21	AJW	UPDATED TO CLIENT COMMENTS 10.12.21
K	08.12.21	AJW	UPDATED TO CLIENT COMMENTS 08.12.21
J	19.11.21	AJW	UPDATED TO LATEST LAYOUT 19.11.21

CLIENT	DWG. TITLE
VISTRY SOUTH WEST	DETAILED SOFT LANDSCAPE PROPOSALS FOR PLOTS AND HARD AND SOFT FOR PUBLIC OPEN SPACE
SITE	
CLOVELLY ROAD, BIDEFORD	
PURPOSE OF ISSUE	
PLANNING SUBMISSION	

DRG BY	CHECKED	AUTHD	SCALE	DATE	DWG NO.	REV.
PL/BEZ	JBA	JBA	1:250@A1	SEPT 2021	JBA 21/24/05	G

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LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

Date Plotted: 24/02/2022 X:\JBA\Current Projects\Vistry Homes\Vistry South West\21-24 Land South of Clovelly Road, Bideford\Drawings\JBA\Master\JBA 21-24 Detailed Soft Landscape Proposals for Plots and POS phase 1 rev G.dwg