



KEY

- APPLICATION BOUNDARY
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE REMOVED
- PROPOSED FRUIT TREE/BUSH
See planting schedule on drg. 14790/5017
- PROPOSED HEDGE
See planting schedule on drg. 14790/5017
- PROPOSED PLANTING AREA
See planting schedule on drg. 14790/5017
- PROPOSED AMENITY GRASS
DLF Trifolium 'Pro Master 27 Ecosward Plus' sown @ 25g/m².
- FOOTPATH GRAVEL
CEDEC Gold Footpath Gravel with metal edging.
- PROPOSED PICNIC TABLE
Woodscape Cleveland Picnic Bench
- CYCLE STANDS
Marshalls Natural Elements in 'Corten Fossil'
- POST & WIRE FENCE
See drg. 14790/5608 for details
- RAISED PLANTER
1200 x 1200mm x VARIOUS HEIGHTS. TIMBER SOFTWOOD SLEEPER PLANTERS. SLEEPERS LAID ON EDGE AND FIXED AT RIGHT ANGLES USING TIMBERLOK RAILWAY SLEEPER SCREWS. INTERNAL METAL BRACES USED TO TIE MULTIPLE LAYERS TOGETHER. PLANTER LINED WITH HEAVY DUTY PLASTIC MEMBRANE, FILLED WITH BS COMPLIANT TOPSOIL.



Notes

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT. ALL RIGHTS RESERVED 2015 LICENCE NUMBER 0100031). This drawing is for Planning purposes only - Do not use this drawing for Construction. The information contained in the drawing should be used as a guide to the final forms and finishes of the landscape scheme. Any revisions to be approved by the Client and Local Authority

Scaling: Do not scale this drawing. Use given dimensions only.

Setting out: refer to Engineers for information regarding setting out. In the event of discrepancy refer to Engineers in the first instance.

Survey: Original survey provided by the Client.

Services: Where possible these are identified on the drawings but, for the avoidance of doubt all service/utility locations should be considered indicative until identified on site. To ensure those services / utilities shown are current refer to the original survey provider or utilities designer or Client for confirmation and further information regarding easements. In the event of new services being installed refer to the appointed Engineer. It is recommended that hazard warning tape 'danger electric cable/' danger services' to be installed over all service routes (to remain on site) to current BS guidelines (BS7671).

Lighting: Refer to lighting engineers drawings.

Planting: Plant species are selected and located in line with consideration of the site conditions, NHBC guidelines and discussions with the Local Authority and design team. All plants and planting procedure to conform to the David Jarvis Associates Limited Landscape Specification that will accompany the Construction issue drawings. No species or plant location is to be varied without prior consent of the Landscape Architect.

Foundations: Developers / Contractors to ensure that all foundations (buildings and external walling) are designed and constructed so as to take into account, at the time of maturity, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees felled or hedgerows removed on or adjacent to the site during the previous 15 years. For this purpose the developer / contractors will submit all relevant details to the authority dealing with the Building Regulations Certificate.

Design Levels: Refer to Engineers where design levels are not shown.

CDM: Drawings to be read in conjunction with Designers risk assessment. Potential risks above that of those associated with the general construction typical to the drawing are identified below;

Allotment Sheds

Storage shed to be formed by 'Empire shed' by Wayfair or similar approved. To incorporating vertical and horizontal slat timber cladding, fully lockable doors to match cladding, Colour- Natural, Pent roof, timber Post and roof fixed. Size as shown.

Two 'Ecosure' Water butt by Tankshop or similar approved. Incorporating 1050 Litres of water each and Weatherproof (Resistant against corrosion). Size as shown.

see drgs. 14790 5017 & 14790 5018 for further information

Drawing Revision

Rev.	Date	Description	Drawn	Checked
P4	28/06/2018	Community garden 7 amended to incorporate swale.	GR	BS
P3	16/04/2018	Updated following CDC comments.	GR	BS
P2	12/02/2018	Allotment shed added to community garden 7	GR	BS
P1	04/12/2017	First issue.	GR	BS

Status **PLANNING**

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Project
ELMSBROOK, BICESTER PHASES 3 & 4

Drawing Title
COMMUNITY GARDENS SHEET 2 OF 2

Scale 1:200	Sheet Size A1	Date 04/12/2017
Drawing No. 14790/5018	Revision P4	