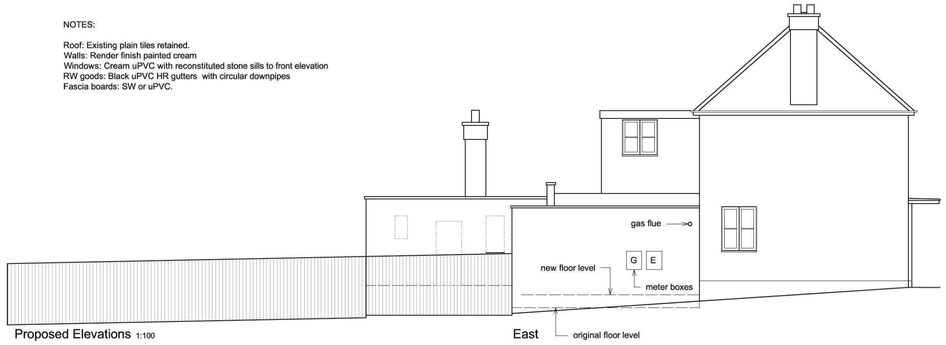
NOTES:

Roof: Existing plain tiles retained,
Walls: Render finish painted cream
Windows: Cream uPVC with reconstituted stone sills to front elevation
RW goods: Black uPVC HR gutters with circular downpipes
Fascia boards: SW or uPVC.



Proposed Elevations 1:100

East



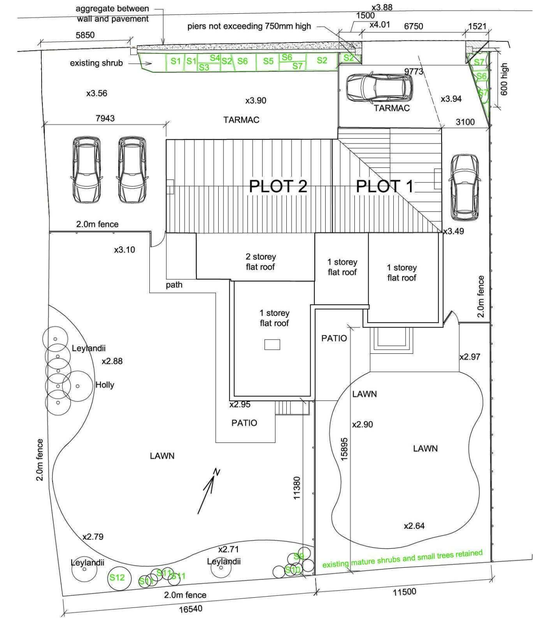
North



West



South



BLOCK PLAN 1:200

Planting:

2 litre pots. 3 plants per sq.m

S1 Ceanothus thyrsiflorus var. repens
S2 Hebe Albicans
S3 Fatsia Japonica
S4 Crocosmia Lucifer
S5 Euonymus fortunei Emerald n Gold
S6 Locinera pilleata
S7 Vinca major 'Variegata'
S8 Lonicera Nitida
S9 Aucuba Japonica Crotonifolia
S10 Acuba Japonica Rozannie
S11 Choisya ternata
S12 Cotinus coggygria Royal Purple

LANDSCAPING.

Landscape work involving planting, seeding and laying turf shall be undertaken in the first planting season after construction.

Check for services before excavating.

150mm topsoil shall be provided to areas which are to be turfed or 450mm where shrubs are to be planted. There will be existing topsoil on the site which shall be utilised where possible.

If topsoil is to be imported it shall be graded as general purpose to BS 3882.

Before planting, break up any compacted topsoil to its full depth. Just before planting topsoil shall be broken down into particles of 2-8mm in planting beds to loosen and aerate the soil to a suitable level.

Spread well rotted organic material and leave the surface regular and even and to the levels shown on the drawings or to the orginal levels where none are indicated.

Remove any weeds as work proceeds and any large stones and lumps or other unsuitable objects.

Do not excavate within the root spread of trees which are to be retained.

Plants shall be the size and distribution as shown on the plans and shall be healthy with good fibrous root systems.

Pre-apply a translocated systemic herbicide to planting areas using suitable spraying apparatus to the manufacturer's instructions and in line with the Control of Pesticides Regulations.

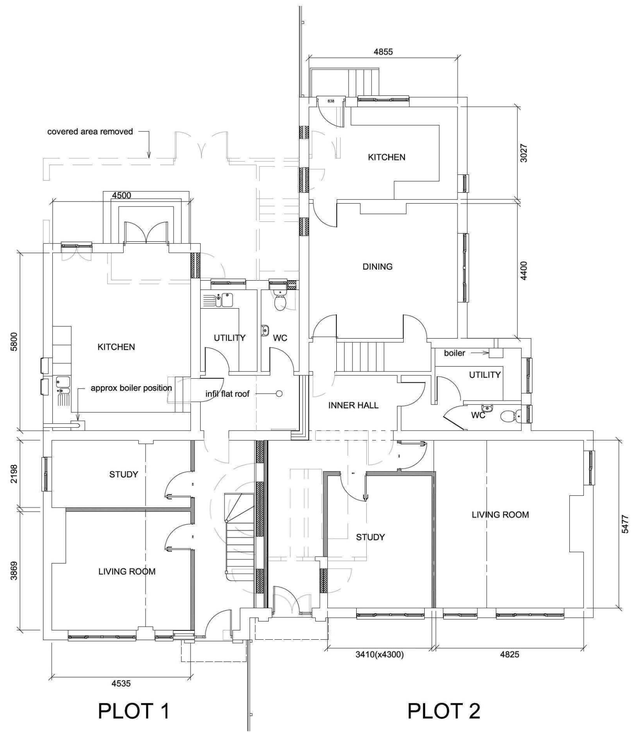
Grass shall be retained where possible and seeded or replaced with turf on new topsoil where it has become necessary to do so.

Shrubs and hedging plants shall be planted in pits which are 150mm wider and deeper than their rootball and backfilled with topsoil and slow release fertiliser. Planted areas to be mulched using bark chip (10-60mm) and shrubs to be well watered at the time of planting.

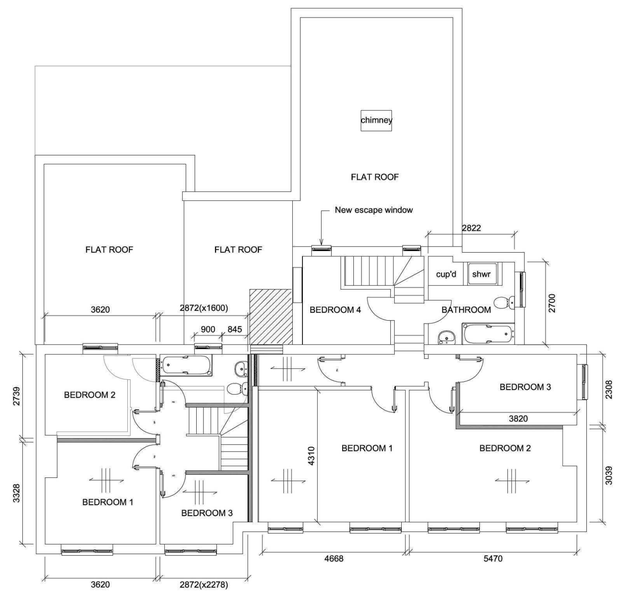
Bark mulch shall be free of pests, disease and fungus and be laid minimum 50mm thick after watering.

Turf shall be general amenity, good quality and free from weeds to provide a closely knit even ground cover of even density height and colour. Turf shall be laid within 18 hours of delivery and shall be from a Turfgrass Growers Association member.

Any plants that die shall be replaced with the same plant variety unless otherwise approved over the next five years.



Proposed Ground Floor 1:100



Proposed First Floor 1:100

GENERAL NOTES:
All works are to be undertaken in accordance with the Building Regulations, latest British Standards and CDM Regulations.
All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.
All dimensions to be checked on site prior to construction.

04	19.03.12	Landscaping and meter boxes added
03	24.01.12	Windows, canopy amended, bays removed,
02	29.11.11	Site plan amended
01	23.11.11	Client amendments

Rev	Date	Description

PROPOSED CONVERSION OF PUBLIC HOUSE, 65 BOURNE ROAD, SPALDING

Drawing Title

PROPOSED PLANS AND ELEVATIONS

Drawn	Scale	Date
SG	As stated @ A1	18.11.11

DRAWING STATUS — Planning: X — Passed: ☐
Inform Only: ☐ — Building Regs: ☐ — Approved: ☐

Job No.	Dwg No.	Revision
11-028	P03	04

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