

NOTES

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.

2. All work is to comply with current Building Regulations and allied legislation.

3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

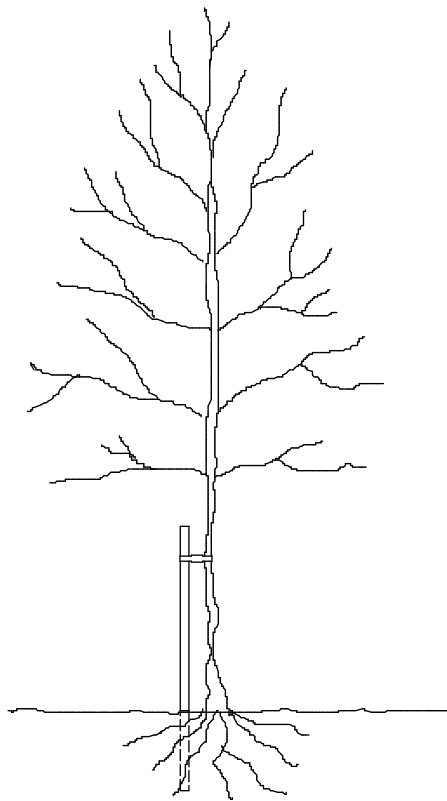
4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.

5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety CDM Regulations in respect of design and implementaion on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.

6. This drawing is not to be scaled.

7. All dimensions shown in millimetres

8. Footprint of buildings shown at10m above ground level



TREE STAKING DETAIL

TREE STAKING SPECIFICATION

For selected standard trees o/a height 3.0-3.5m. Support using stakes extending to 1.00-1.2m above ground and 0.6-0.75m below ground level (depending on ground conditions).

Supported by single non reinforced tie 75mm from top of stake.

Remove stake on onset of or during the second growing season after planting.

DRIVEWAY SPECIFICATION

Driveways to be finished with Addastone 2 part resin bonded gravelled surfacing system laid to falls shown on 100mm tarmacadam base on 150mm MOT type 1 compacted sub base. Edgings formed with Marshalls Priora border bedded on 50mm sharp sand. Crossover to be finished in black tarmac. Construction specification in accordance with local authorities requirements.

LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS.4428. All new trees to be supplied as selected standards unless otherwise noted. Overall height 3.0-3.5m and 1.8-2.1m, straight stem to BS.3936 Part 1 1992. Trees supplied with bareroots with polythene wrapping or as noted otherwise, and planted in a min of 3.0 litres peat. Planting beds to be excavated and lined with screened topsoil enriched with peat free compost/fertiliser or similar manure 50mm deep, top dressed with 75mm deep forest bark mulch.

Site to be cleared of all builders rubble and rotavated levelled and filled before planting commences. Front gardens to be turfed and rear gardens seeded All turfing to BS.3936:1990.

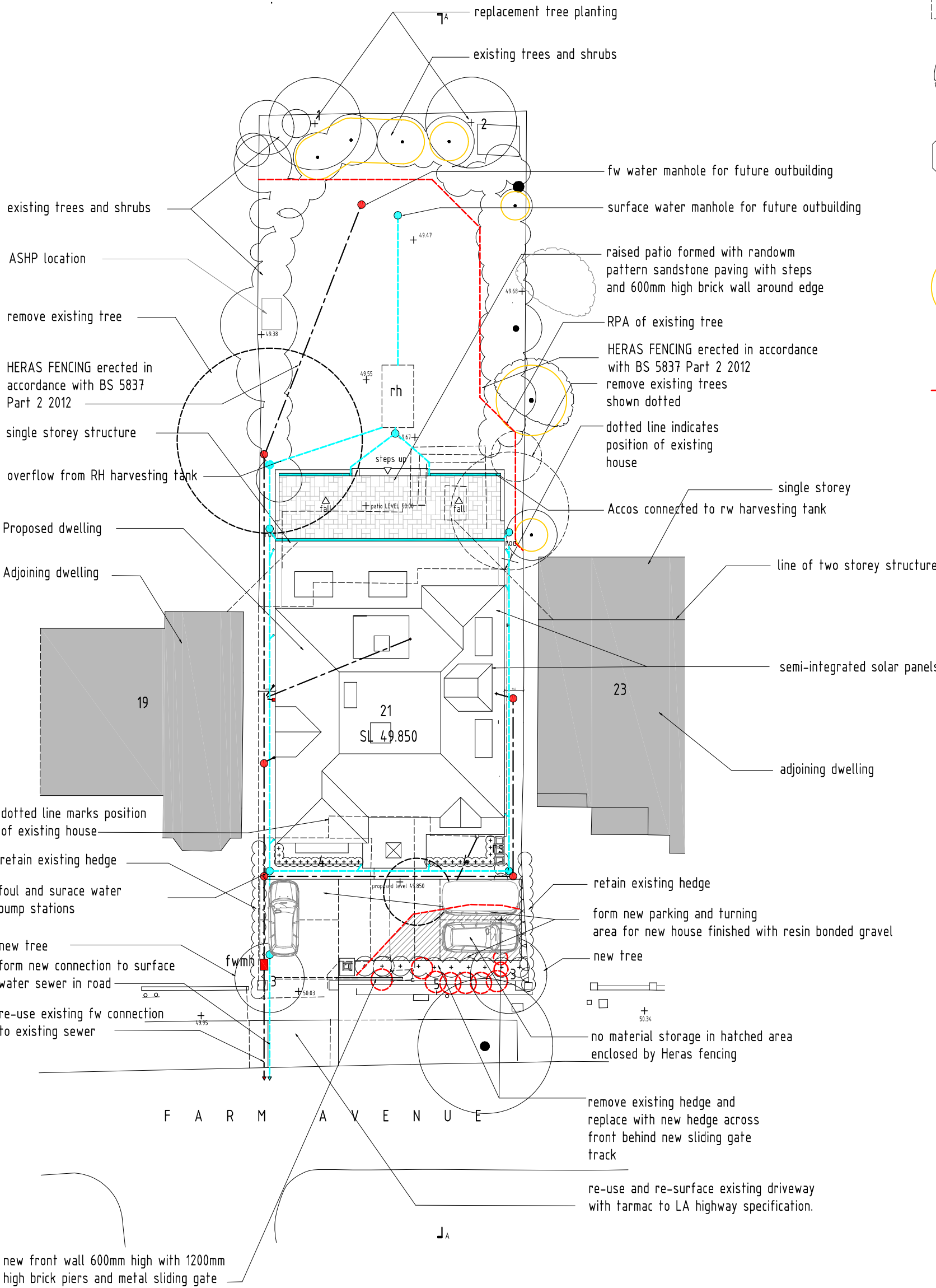
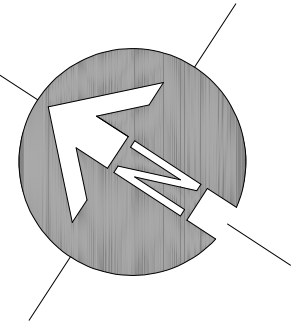
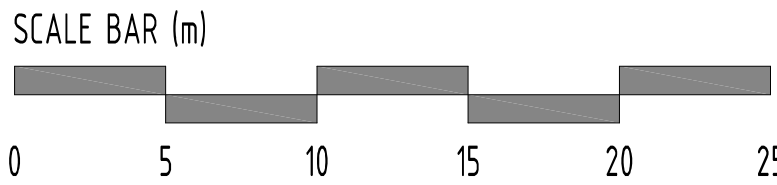
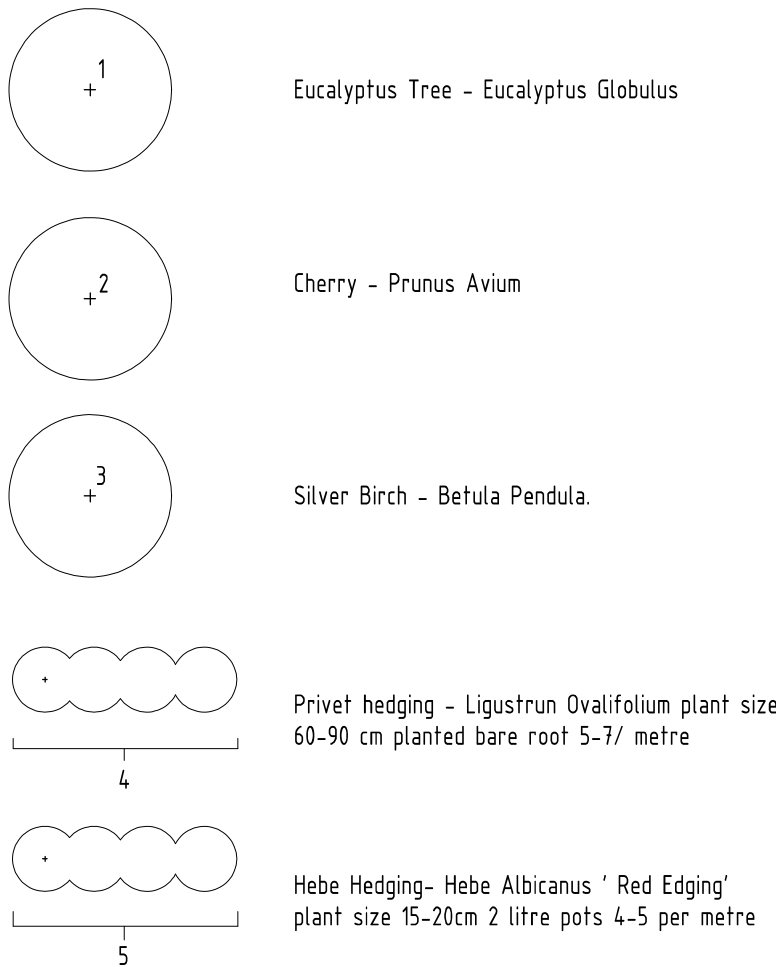
Pericious weeds are to be treated with translocated herbicide during growing season (spot treated).

Tree and shrub planting to BS.3936 Part 1 1992.

Sub-soil areas below planting to be de-compacted before planting commences.

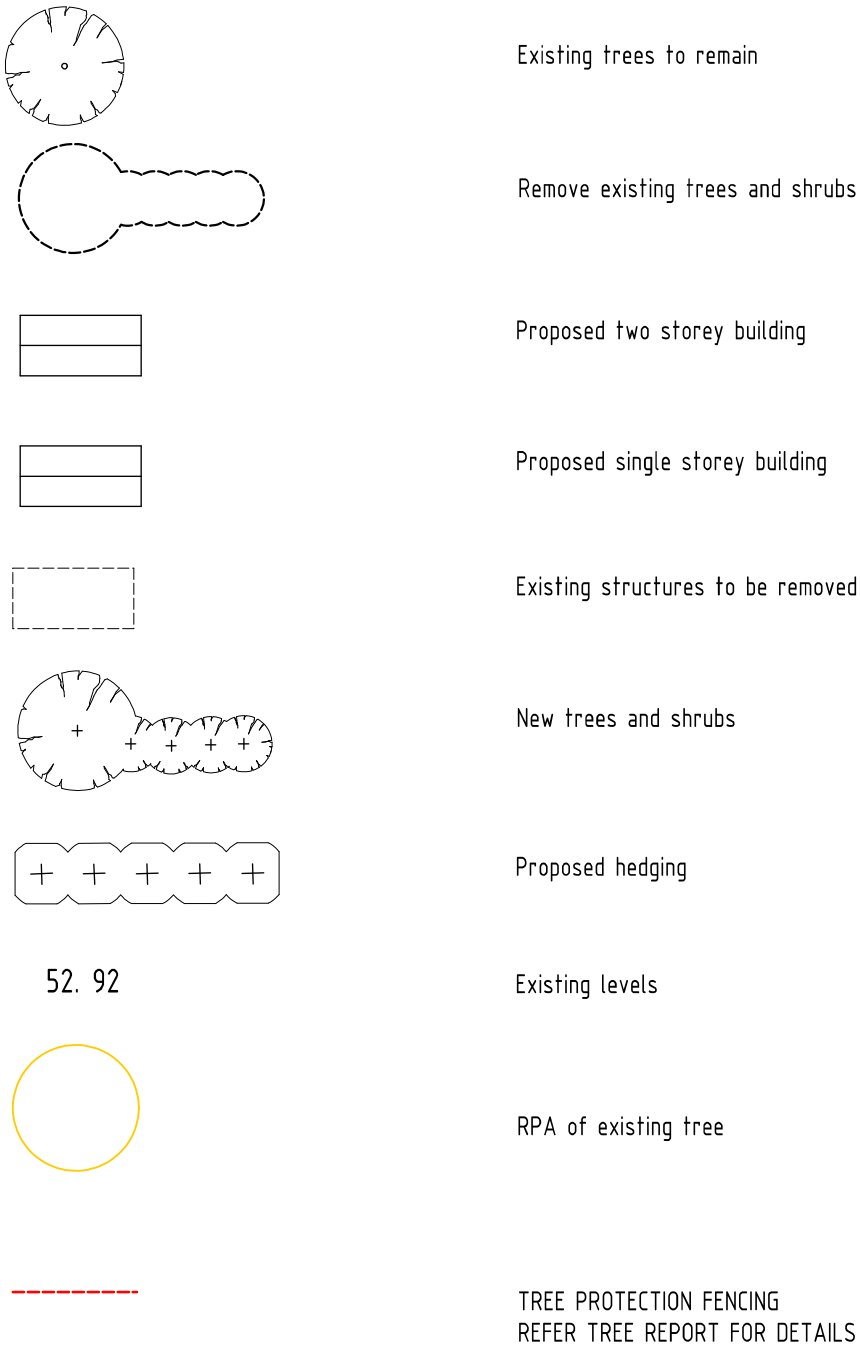
Tree protection to be carried out in accordance with B.S.5837. 2005

LANDSCAPING LEGEND



SITE LAYOUT PLAN SCALE 1:200

LEGEND



PROPOSED NEW FOUL DRAINAGE TO CONNECT TO EXISTING FOUL DRAINAGE IN ROAD IF A CONNECTION CANT BE MADE WITHIN THE SITE. EXISITNG FOUL DRAINAGE RUNS TO BE CHECKED ON SITE.

DRAINAGE SPECIFICATION

All drains to be 100mm dia. UPVC by 'OSMA' (or similar approved) bedded on and surrounded with 10mm nominal size pea shingle, except under driveways / carriageways where cover is less than 10m. Here drains shall be bedded on and surrounded with 150mm thick concrete with flexible joints at couplings at max 5.0m c/c. Where connections are made to existing drains these are to be fully tested and approved by local authority before use.

Shallow access and inspection chambers on private drainage to be UPVC by 'OSMA' (or similar approved) with a max depth of 10m.

Manholes exceeding 1.0m in depth to be 450x450mm or 450mm dia. rectangular / circular pre-cast concrete sections bedded in sand / cement mortar on 150mm concrete base. Connections to existing public sewers to be agreed and approved by local authority before work commences and pipework to be min 100mm dia. bedded on and surrounded with grade 'A' C20N concrete or as directed by local authority where cover is less.

Note: where drainage is to be fully adopted, drains and manholes are to be built in strict accordance with Thames Water (or other controlling body) specifications

All above ground drainage to be in accordance with BS.5572, and formed with 110mm dia. SVP rising vertically through building without offsets and terminating at proprietary ridge vent tile or ridge vent. Where SVP is positioned externally vent to rise 900mm above any ventilating opening within 4m. Pipe to be terminated with UPVC cage.

Waste drainage formed with UPVC pipework sizes as indicated.

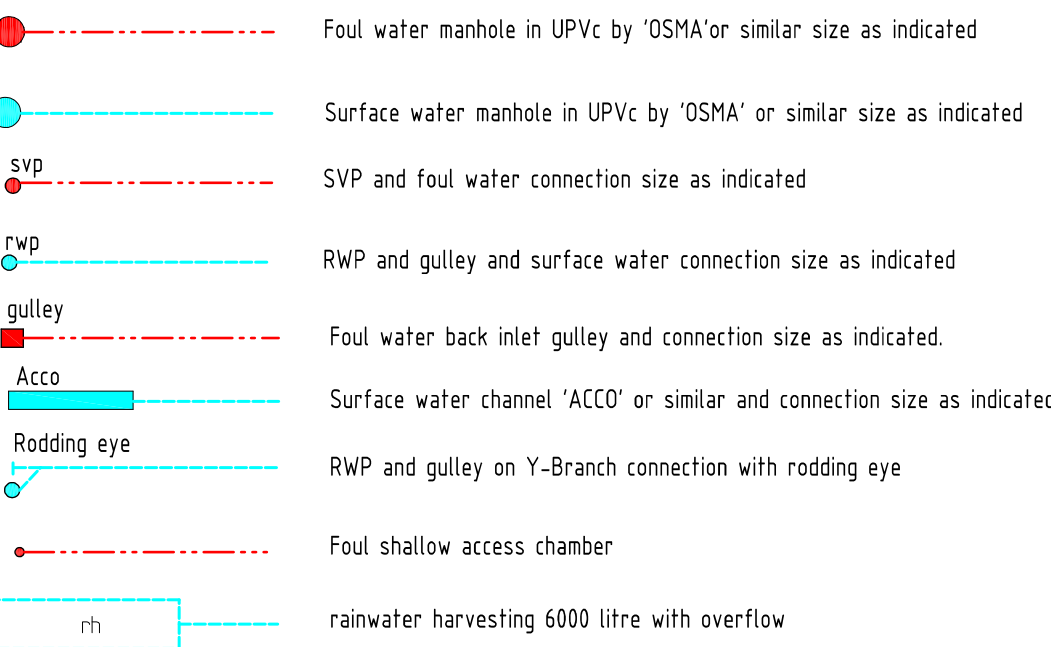
Drainage falls to be set at min 1 in 40 gradient unless otherwise agreed with Local Authority.

Note: Manholes sizes to be in accordance with Approved Document H1 - Table 11.

MANHOLE SCHEDULE FOR PLOTS						
REF	COVER LEVEL	INVERT LEVEL	DEPTH	TYPE	COVER	REMARKS
F0				A	L	
F1				A	L	
F2				A	L	
F3				A	L	
F4				A	L	
S1			0.450	A	L	
S2			0.450	A	L	

MANHOLE TYPES A - INSPECTION CHAMBERS LESS THAN 1.0M DEEP MANUFACTURED BY OSMA OR SIMILAR APPROVED B - CIRCULAR OR RECTANGULAR CONCRETE SUPPORTED BY 150MM CONCRETE BASE COVER TYPES L- LIGHT DUTY M - MEDIUM DUTY H - HEAVY DUTY EX - EXISTING.

DRAINAGE LEGEND



A 24-11-2021 levels added

rev: date: description:

scale: 1 : 250 @ A1 date: 16-02-21

drawing no: 59-BR-101^A drawn: pad

drawing: SITE LAYOUT PLAN

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