

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

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 prat. Planting beds to bi excavated and lined with screened topsoil enriched with peat free compost/fertiliser or similar manure 150mm deep, top dressed with 75mm deep forest bark mulch.

Site to be cleared of all builders rubble and rotavated levelled and hilled 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. 1991.

PLANTING LEGEND.

1	BETULA PENDULA (Silver Birch)
2	PRUNUS SERRULAT (Flowering Cherry)
3	SORBUS ACUPARIA (Mountain Ash)

4 — PRUNUS LAUROCERASUS - Laurel hedging plant size 45-60cm high at 600mm c/c planted in double rows and staggered

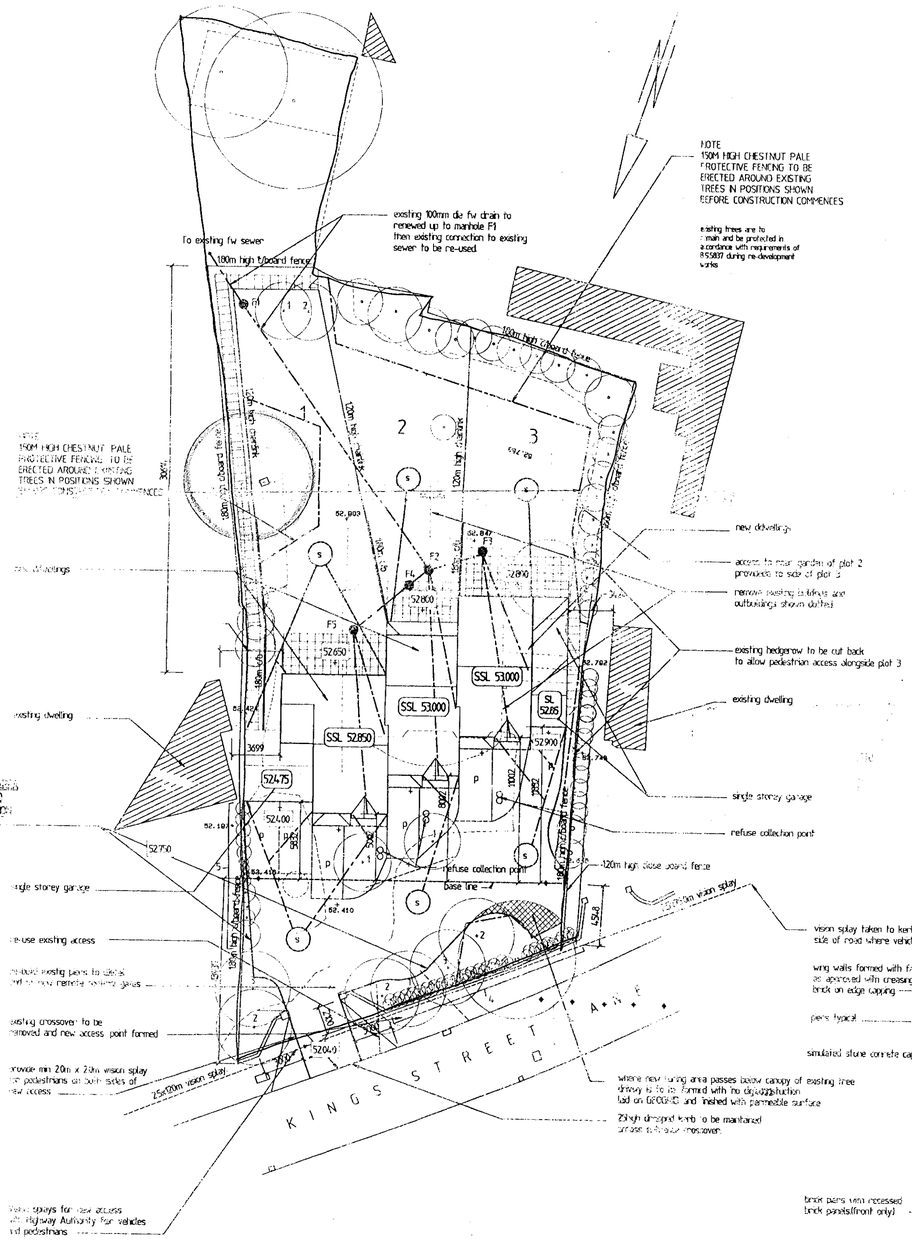
5 — Mixture TAXUS BACCATA and LEX AQUIFOLIUM hedging plant size 60-90cm at 600mm c/c spacing

DRIVEWAY SPECIFICATION

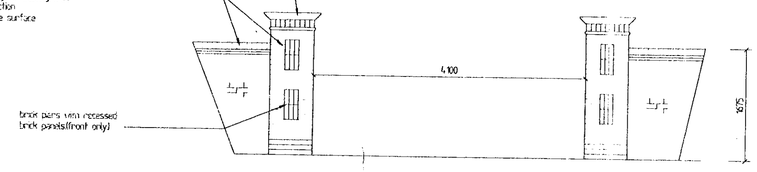
Driveways to be finished with concrete pavers to approved colours bedded on 150mm sharp sand on MOT 200mm type 1 compacted sub-base.

Pavers to be finished with compatible edgings.

Crossover to be finished in black tarmac. Construction specification in accordance with local authorities requirements.



SITE LAYOUT PLAN SCALE 1:250



ELEVATION OF ENTRANCE SCALE 150

DRAINAGE SPECIFICATION

All drains to be 100mm dia UPVc by 'OSMA'or similar approved bedded on and surrounded with 10mm nominal size peashingle except under drive ways and carriageways where cover is less than 1.0m.Here drain shall be bedded on and surrounded with 150mm thick concrete with flexible joints at couplings at max of 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 1.0m. Manholes exceeding 1.0m in depth to be formed with 225mm semi-engineering brickwork or 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 150mm dia 'HEPWORTHS SUPERSLEVE' bedded on and surrounded with grade 'A' C20N concrete or as directed by local authority where cover is less.

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. Waste drainage formed with UPVc pipework sizes as indicated.

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

DRAINAGE LEGEND

- Foul water manhole in UPVc by 'OSMA'or similar size as indicated
- Surface water manhole in UPVc by 'OSMA' or similar size as indicated
- SVP and foul water connection size as indicated
- RWP and gulley and surface water connection size as indicated
- S — 1800mm dia excavations filled with harcore(no fines) and surrounded with terram to form new soakaways for rw disposal Depth as per local authorities requirements. Soakaway to be min 5.0m from face of building.
- Foul water back inlet gulley and connection size as indicated.
- Surface water channel 'ACCO' or similar and connection size as indicated
- RWP and gulley on Y-Branch connection with rodding eye

MANHOLE SCHEDULE

REF	IL	CL	DEPTH	TYPE	COVER	REMARKS
F1						
F2	51.950	52.913	0.963	A	L	
F3	52.150	52.800	0.650	A	L	
F4	52.060	52.750	0.690	A	L	
F5	52.200	52.600	0.400	A	L	

CHAMBER TYPES — A. INSPECTION CHAMBERS LESS THAN 1M 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

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 the current Building Regulations and allied legislation
3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and related 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 Saftey CDM Regulations in respect of Design and Implementation on site and no works are to be undertaken if it is considered that compliance with the CDM Regulations cannot be achieved

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LEGEND

52.900	NEW LEVELS
SSL 52.850	SLAB LEVELS
	EXISTING LEVELS

REV	DATE	DESCRIPTION
B	26/09/00	Slab levels added(as constructed)/ drainage and finished levels indicated
A	23.8.2000	Slab levels and vehicle area

Drawing Status

Project
LAND AT
79, KINGS STREET LANE
WINNERSH.

PRE PLAN No 3
10 OCT 2000
TECH SALES BUILD MD

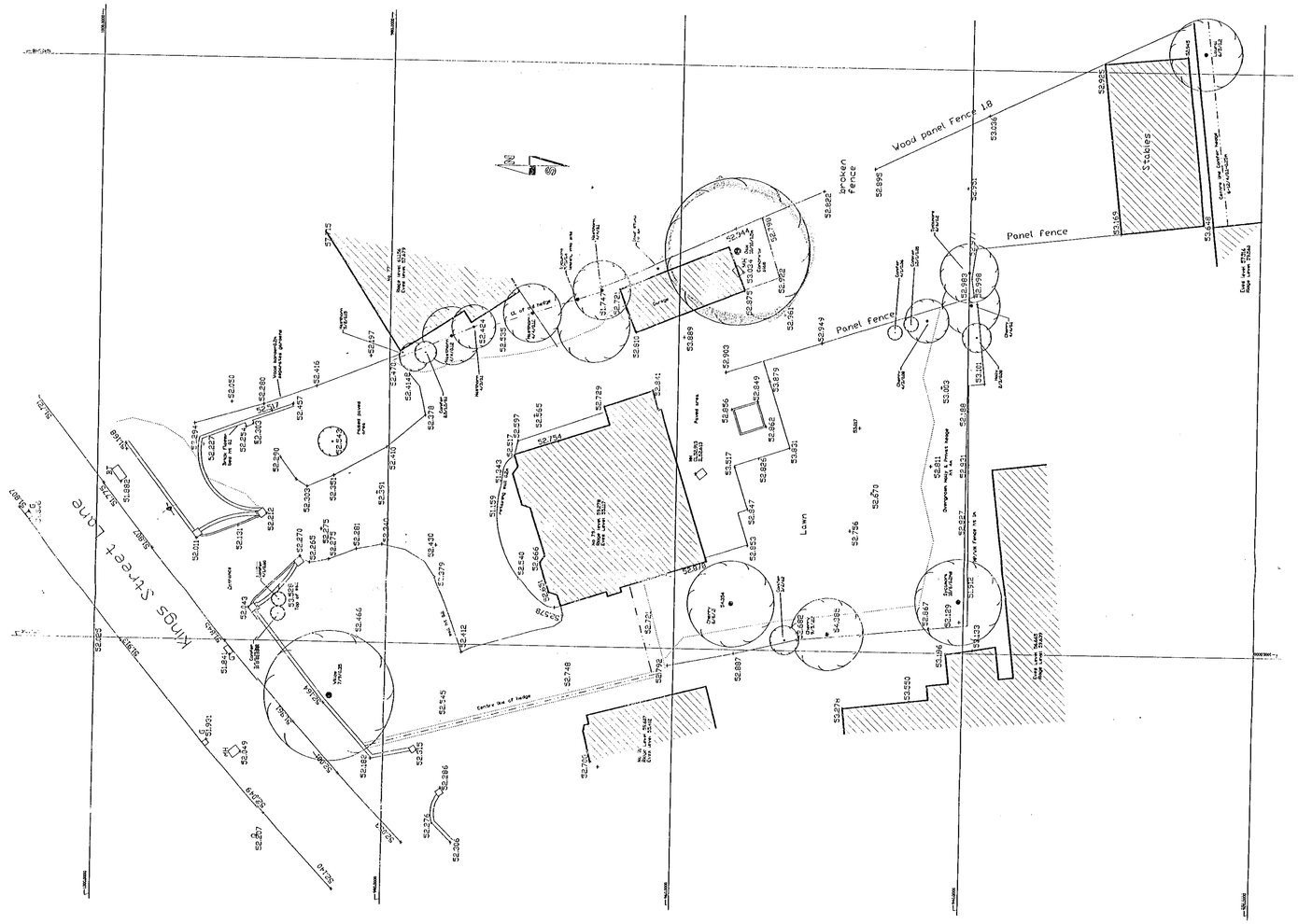
SITE LAYOUT PLAN

Scale as shown | Date 24/6/2000 | Drawn pad
Checked pad | Drawing No 789/BR/101 B

Client
KINGSWAY HOMES LIMITED

DUGEK DESIGN ASSOCIATES
ARCHITECTURAL AND PLANNING CONSULTANTS
08 476 601

06.DEC.2000 2586


Kings Street Lane
Wood panel Fence 1.8
Panel Fence
Panel Fence
broken fence
Stables
Lawn
Centre line of hedge
Centre line of hedge
Drive
Drive
Garage
Garage
Garage