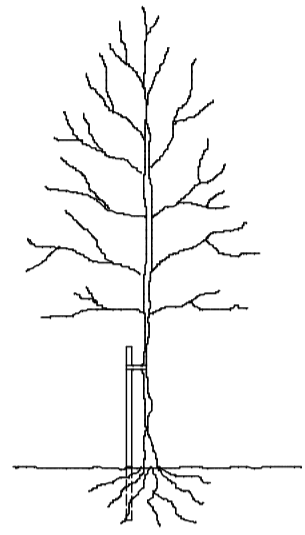


NOTES

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6. All dimensions shown in millimetres.
7. Footprint of buildings shown 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 1.0-1.2m 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.

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 bare roots 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.

Pernicious 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.

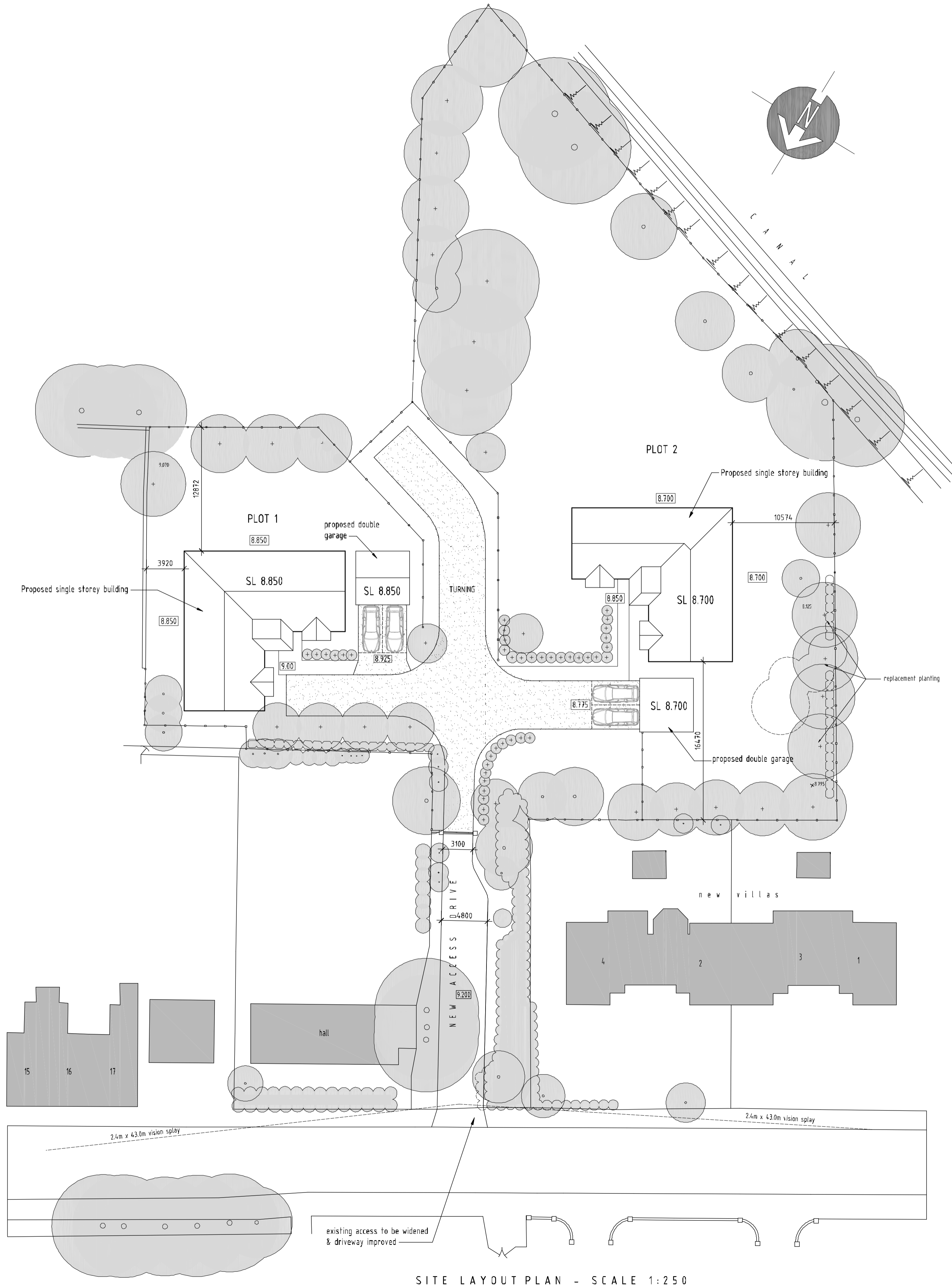
Tree protection to be carried out in accordance with BS:5837 2012.

DRIVEWAY SPECIFICATION

Front section of new access & crossover & up to rumble strip to be finished in black tarmac. Crossover specification in accordance with highway authorities requirements.

From rumble strip into site & for house, driveways to be finished with loose shingle laid on 100mm DBM base course on MOT 200mm type 1 on properly compacted sub-base.

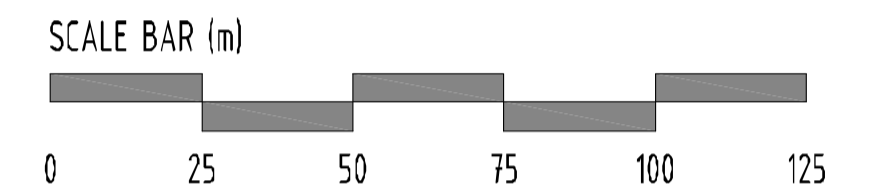
Driveway edge to be formed with concrete countryside rustic kerbs bedded on and backed with 150mm concrete.



SITE LAYOUT PLAN - SCALE 1:250

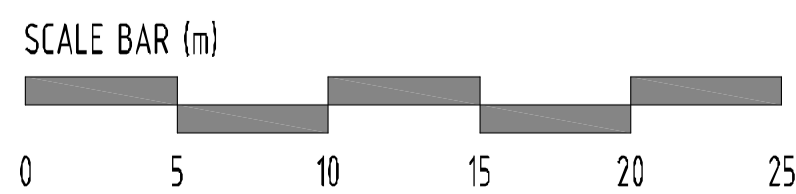


LOCATION PLAN - SCALE 1:1250



LEGEND

- Proposed single storey building [Solid grey rectangle]
- Existing structures to be removed [Dashed red rectangle]
- Existing trees to remain [Circle with a dot]
- Proposed new shrubs [Circle with a cross]
- Single driveway [Hatched rectangle]
- Paths [Thin white line]
- Proposed structural slab level [SL 8.700]
- Surface water soakaways [Circle with an 'S']
- refuse and recycling storage and collection point [Square with an 'X']



rev:	date:	description:
scale:	1:250 A1	date: 17 / 04 / 2015
drawing no:	1194 / P2 / 1	drawn: AT

drawing: PLANNING PROPOSALS
SITE LAYOUT AND LOCATION PLAN

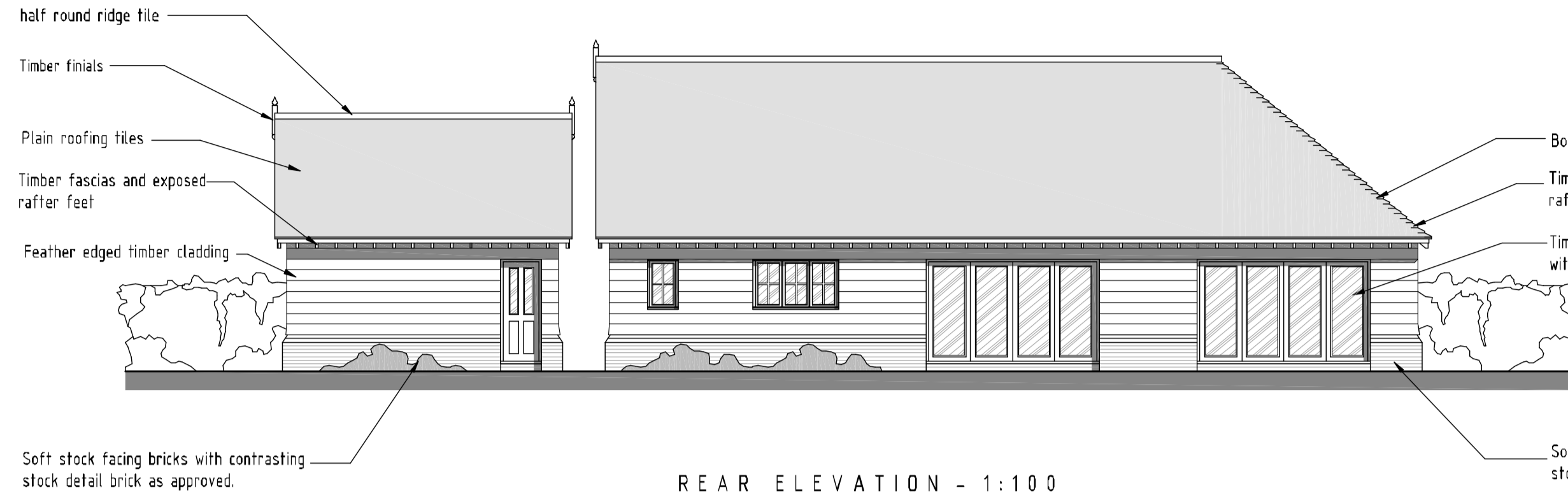
project: LAND AT THE BUNGALOW,
STATION ROAD, TRING, HP23 5QT

client: RIVERGATE HOMES

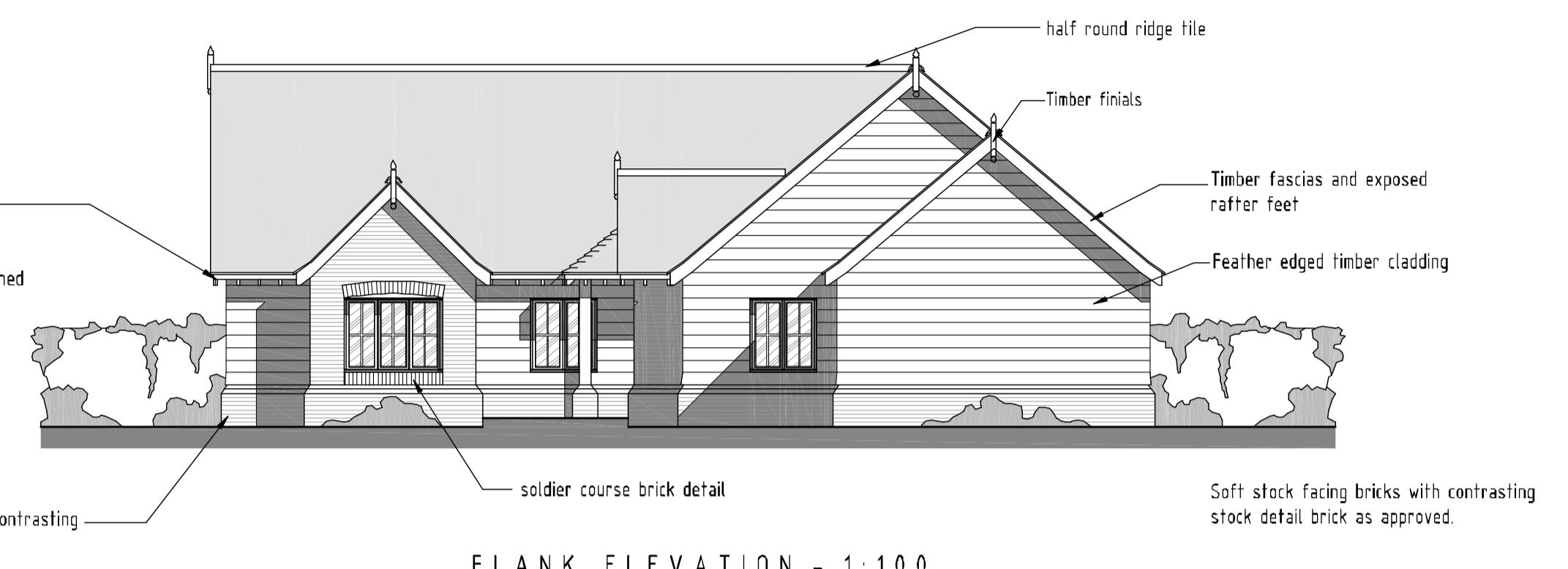
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NOTES

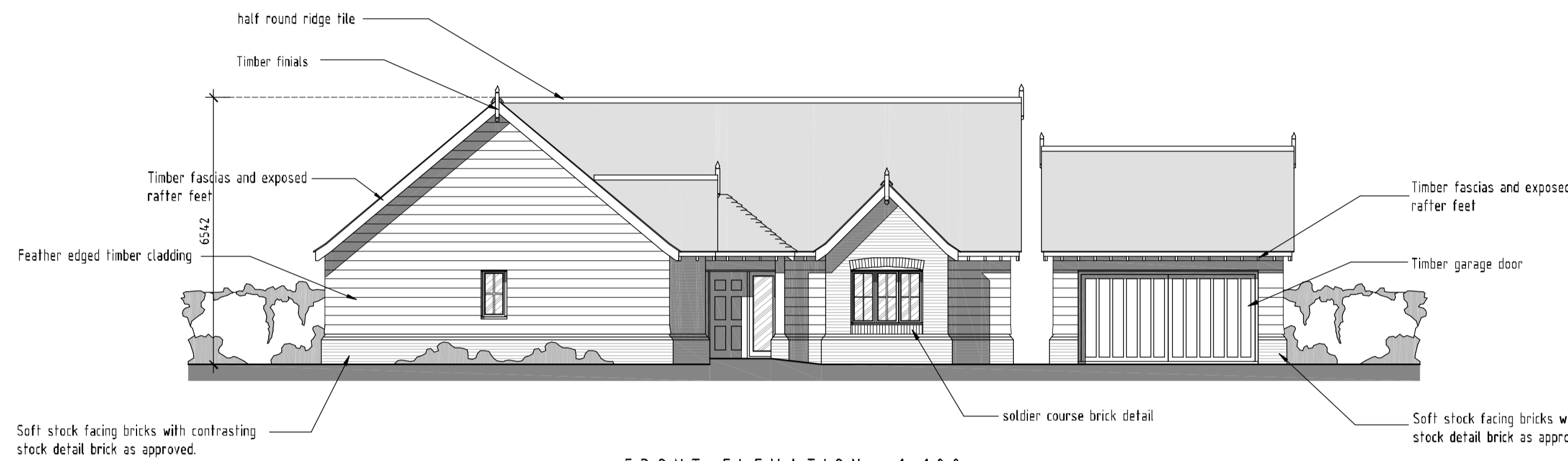
- All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.
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- All dimensions shown in millimetres.
- Footprint of buildings shown at 10m above ground level.



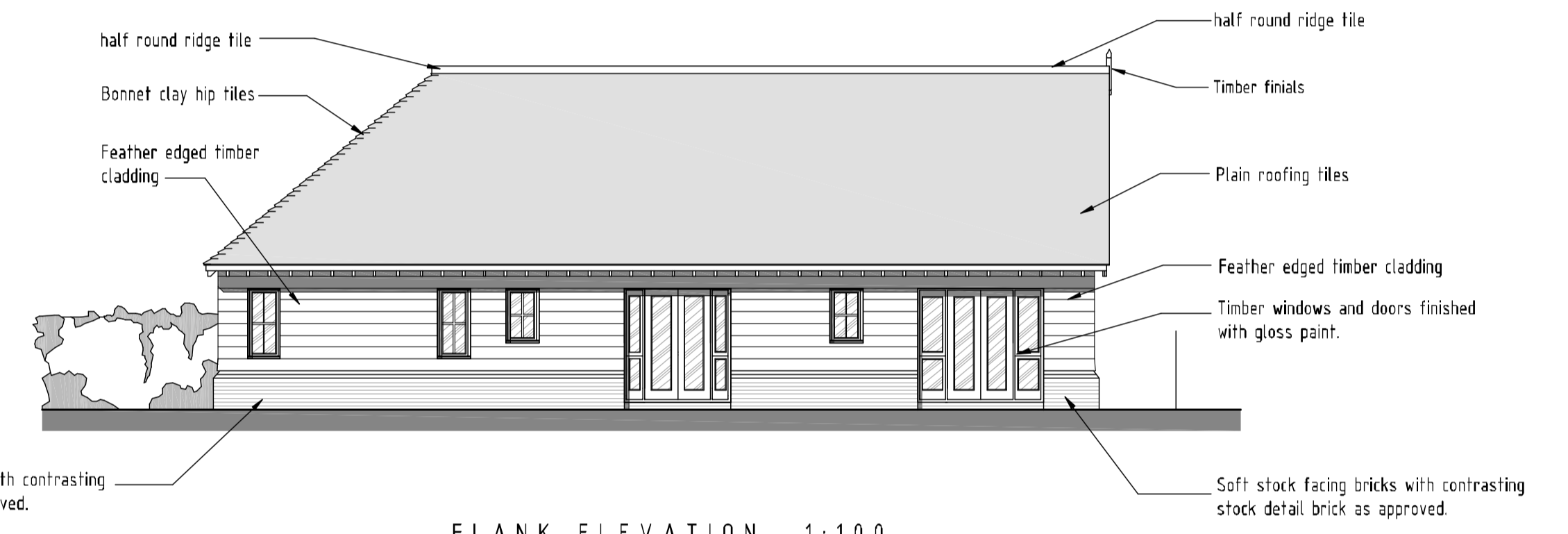
REAR ELEVATION - 1:100



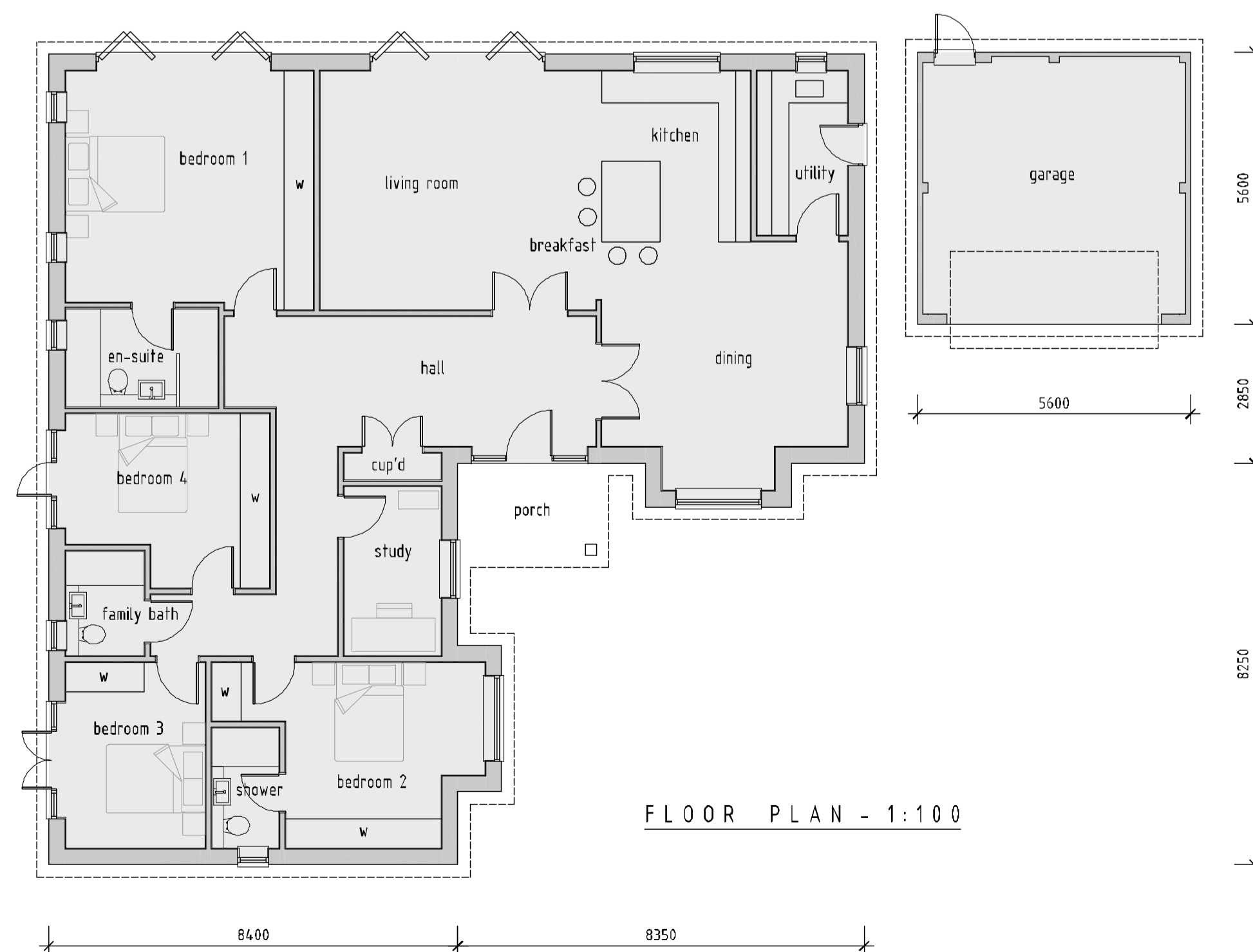
FLANK ELEVATION - 1:100



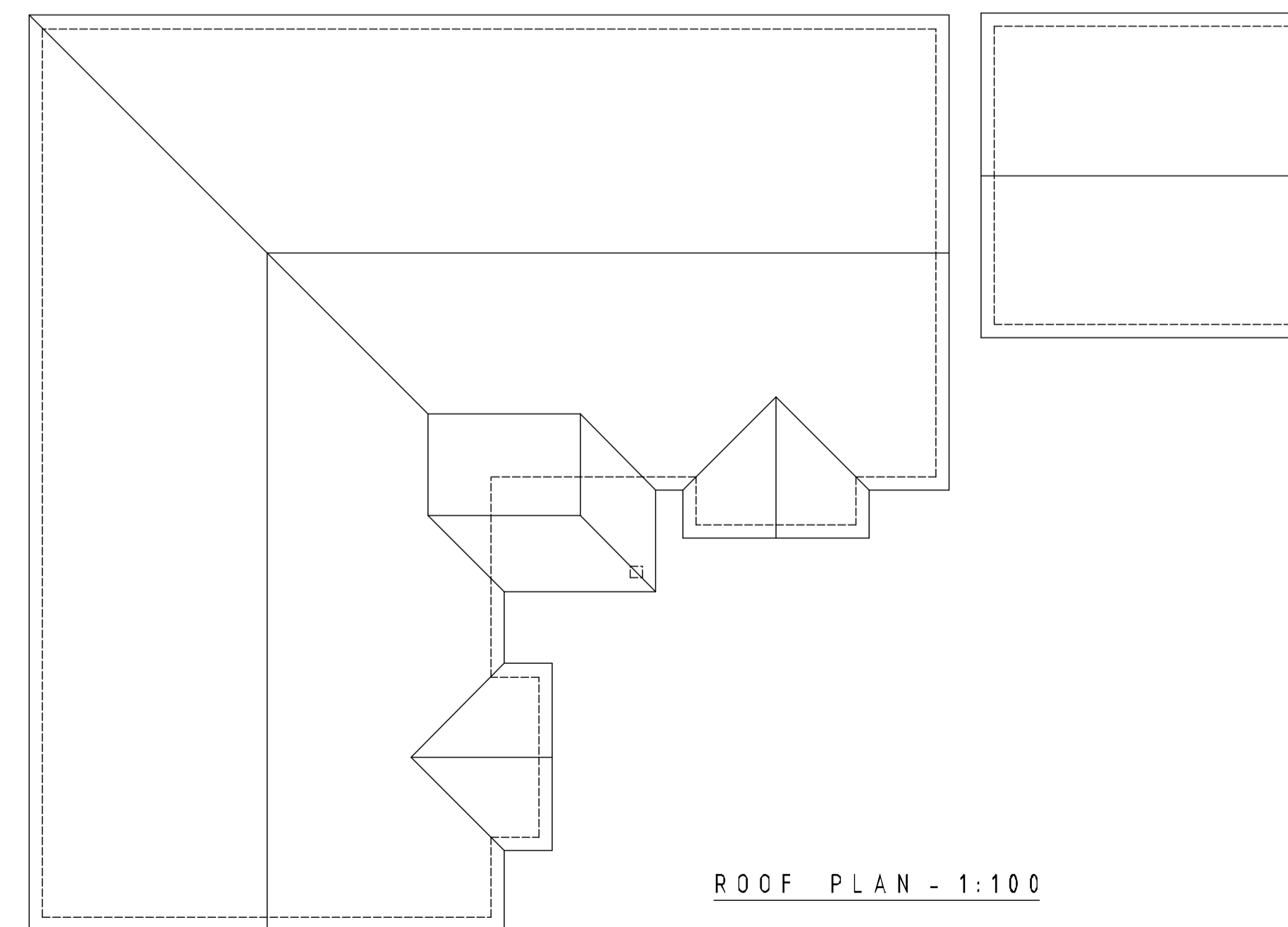
FRONT ELEVATION - 1:100



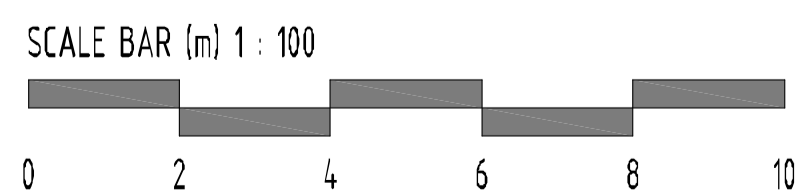
FLANK ELEVATION - 1:100




FLOOR PLAN - 1:100



ROOF PLAN - 1:100

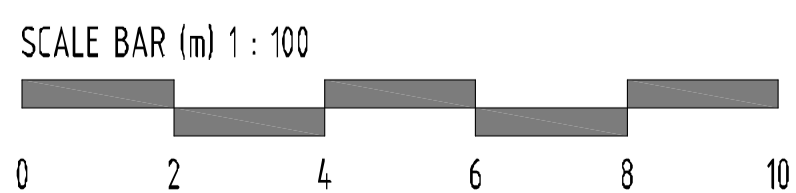
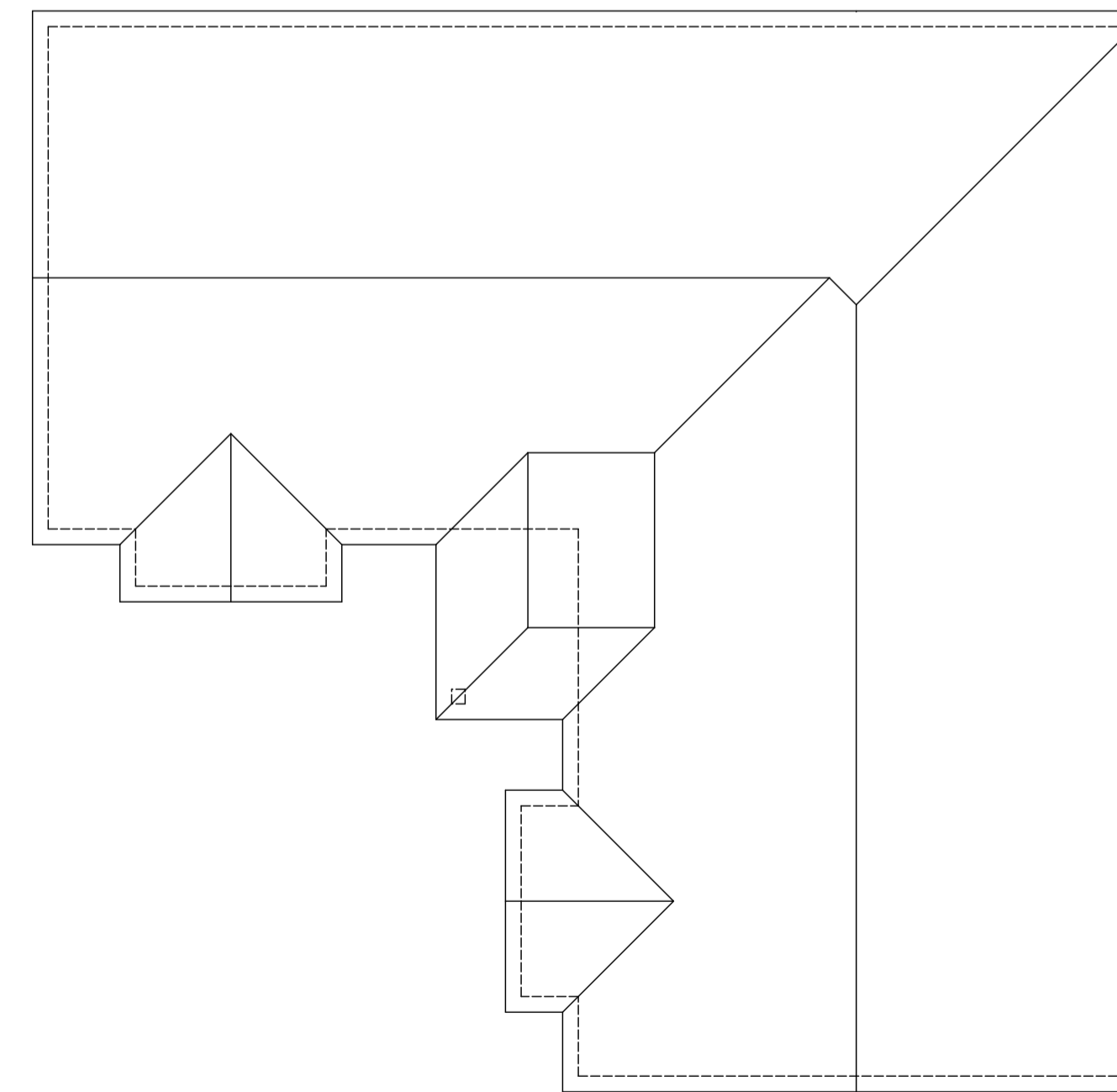
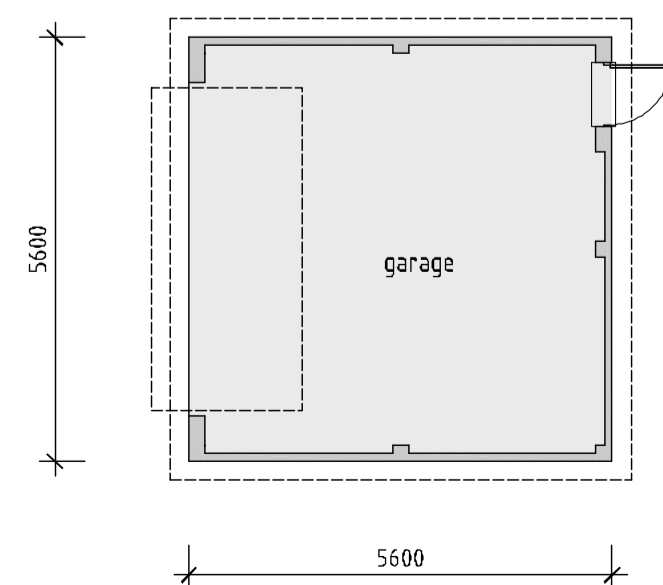
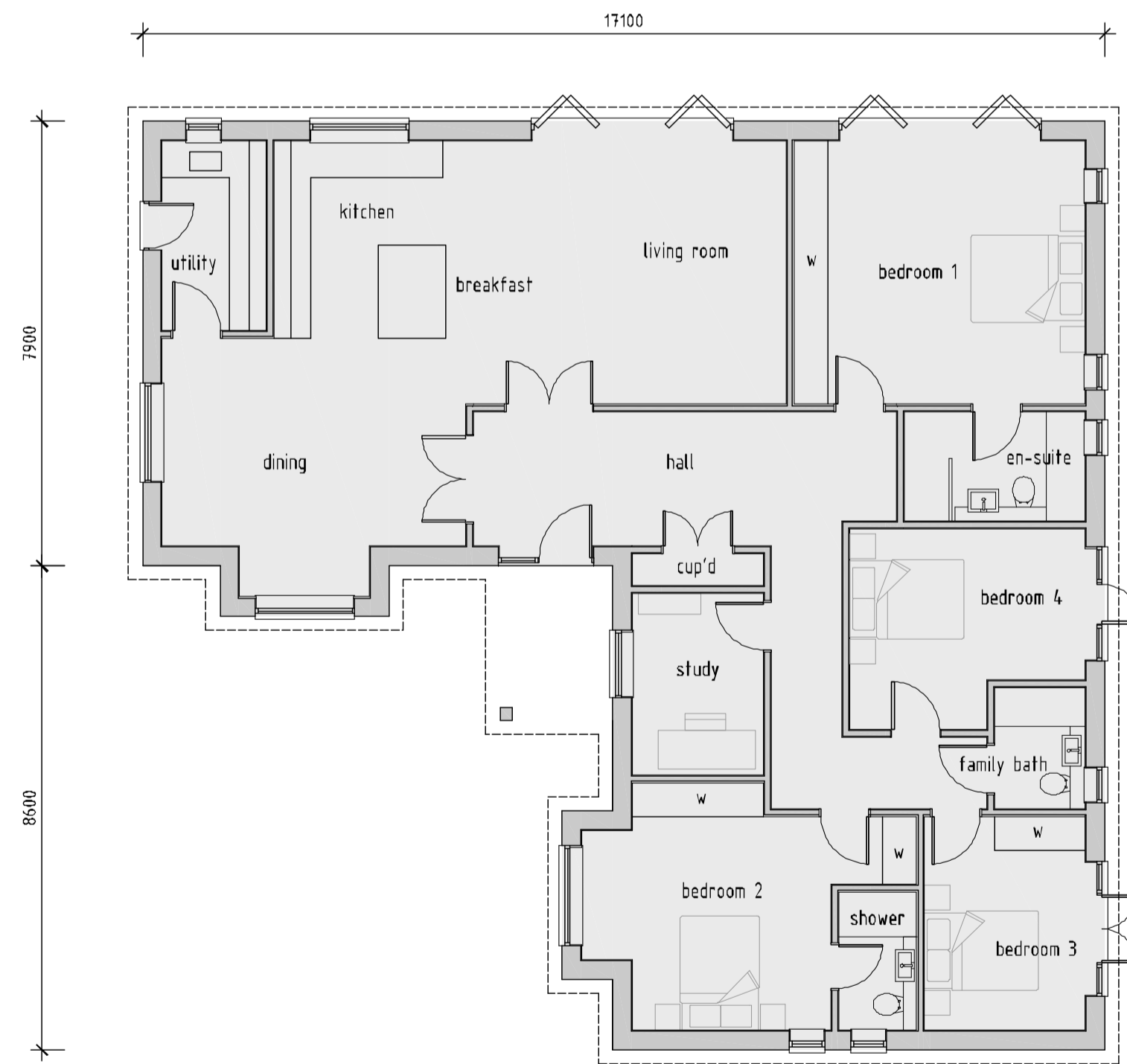
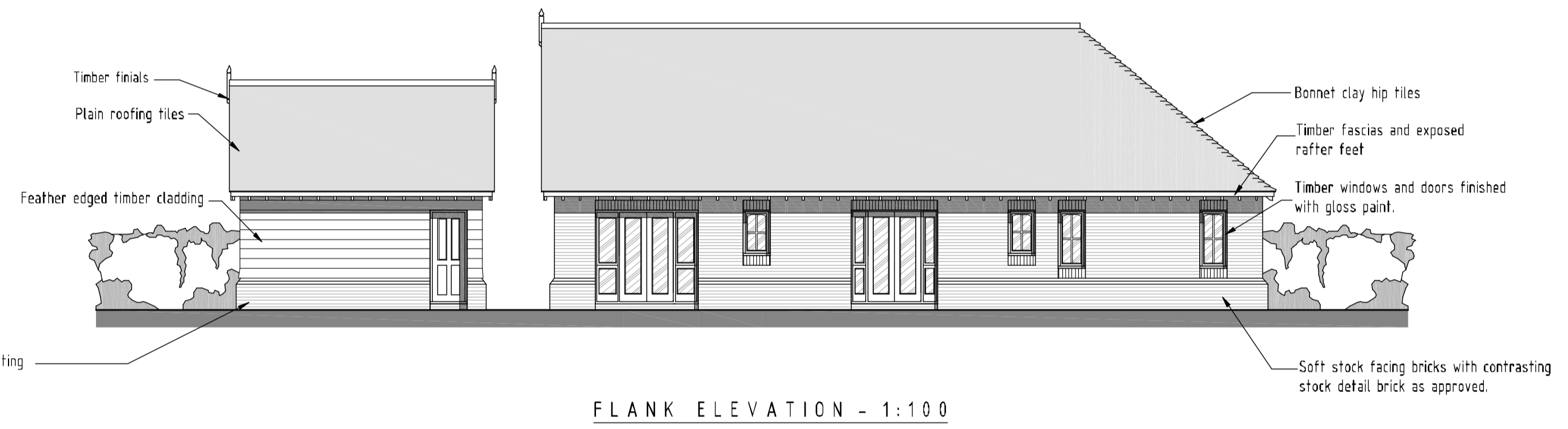
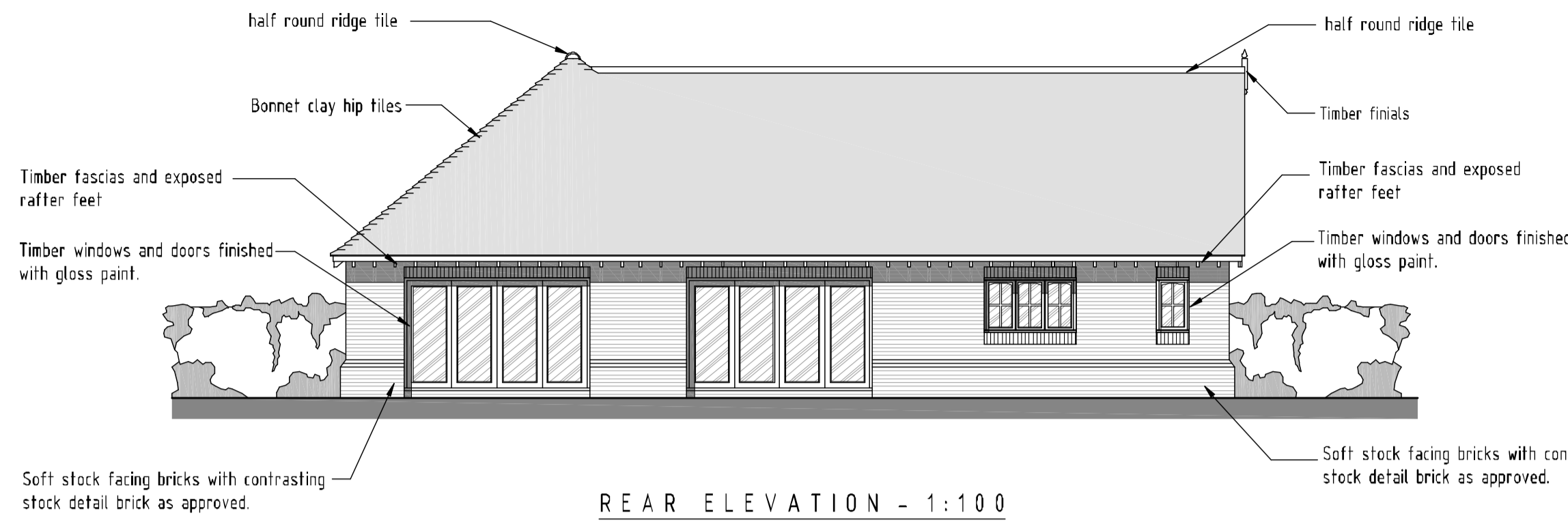


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drawing no:	1194 / P2 / 2	drawn:	AT
drawing: PLANNING PROPOSALS PLOT 1, FLOOR PLANS & ELEVATIONS			
project: LAND AT THE BUNGALOW, STATION ROAD, TRING, HP23 5QT			
client: RIVERGATE HOMES			
			
print history: Friday, 17 April, 2015 13:03:52			

NOTES

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7. Footings of buildings shown at/ir above ground level.



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scale:	1:100 A1	date:	16 / 04 / 2015
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drawing: PLANNING PROPOSALS PLOT 2, FLOOR PLANS & ELEVATIONS			
project: LAND AT THE BUNGALOW, STATION ROAD, TRING, HP23 5QT			
client: RIVERGATE HOMES			
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