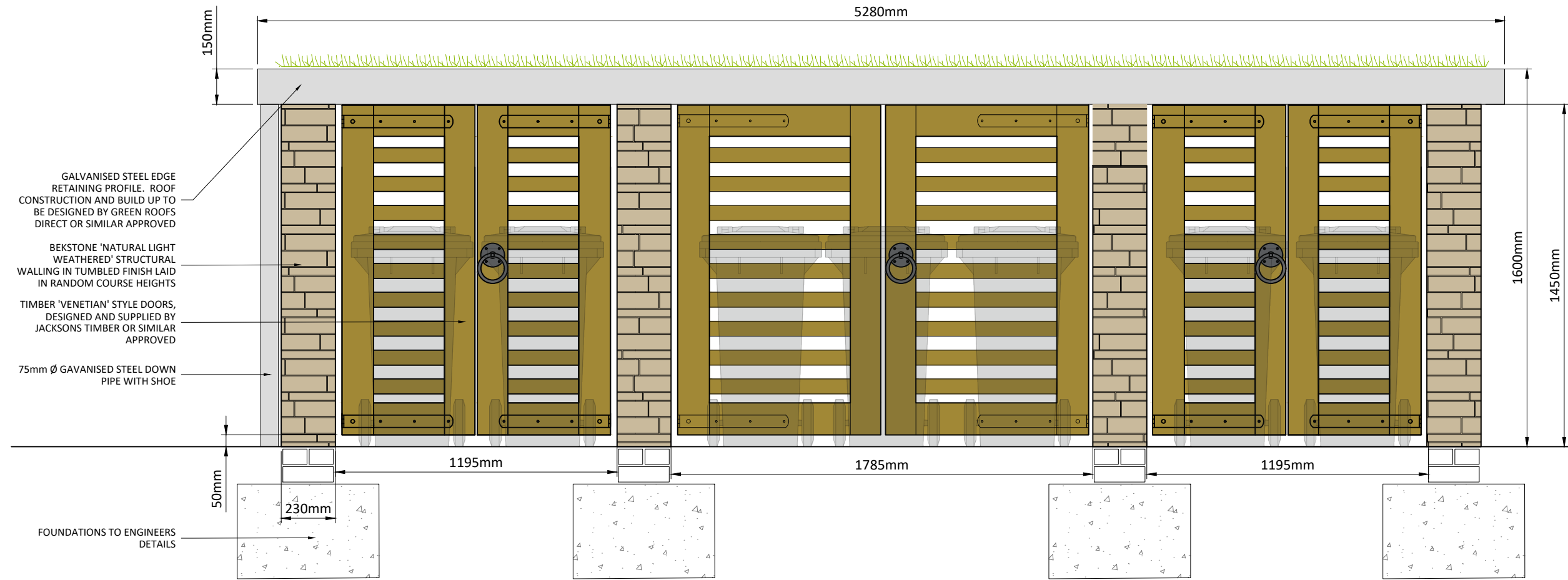


FRONT ELEVATION

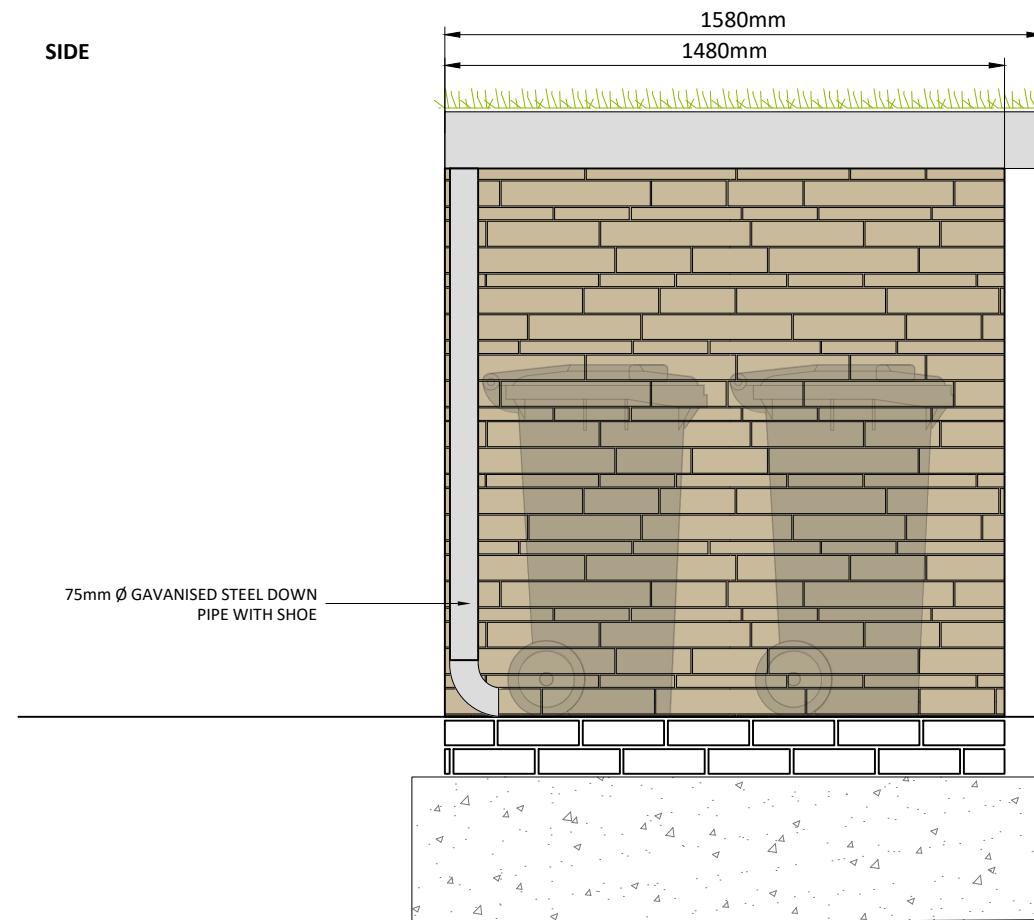


- GALVANISED STEEL EDGE RETAINING PROFILE. ROOF CONSTRUCTION AND BUILD UP TO BE DESIGNED BY GREEN ROOFS DIRECT OR SIMILAR APPROVED
- BEKSTONE 'NATURAL LIGHT WEATHERED' STRUCTURAL WALLING IN TUMBLED FINISH LAID IN RANDOM COURSE HEIGHTS
- TIMBER 'VENETIAN' STYLE DOORS, DESIGNED AND SUPPLIED BY JACKSONS TIMBER OR SIMILAR APPROVED
- 75mm Ø GAVANISED STEEL DOWN PIPE WITH SHOE

FOUNDATIONS TO ENGINEERS DETAILS

Notes:
 Facing brick: Bekstone 'Natural Light Weathered' structural walling in tumbled finish laid in random course heights
 Wall Construction: To Bekstone specification.
 Foundation: To engineers detail. DPC of minimum 2No courses below ground level approved engineering brick. Colour to match adjacent Bekstone buildings.
 Roof: Extensive sedum matt. Roof construction, build up, pitch and drainage to be specified by Green Roofs Direct or similar approved green roof specialist.
 Doors: Timber 'Venetian' style doors. Designed and supplied by Jacksons Fencing or similar approved supplier. Soft wood with 25 year guarantee.

SIDE



75mm Ø GAVANISED STEEL DOWN PIPE WITH SHOE

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 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;

Drawing Revision

Rev.	Date	Description	Drawn	Checked
P2	06/12/2017	Height increased to Crest comments	MS	BS
P1	04/12/2017	First draft issued to client.	MS	BS

Status

PLANNING

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Client

ELMSBROOK (CREST A2D) LLP

Project

ELMSBROOK, BICESTER PHASES 3 & 4

Drawing Title

NORTHERN GATEWAY BIN STORE DETAILS

Scale 1:20	Sheet Size A3	Date 04/12/2017
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Drawing No. 14790/5607	Revision P2
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