



RISK SCHEDULE	
ITEM	DESCRIPTION OF RISK OF ACTION
▲	Specific health and safety risks associated with these works are highlighted with the caution symbol adjacent to the item of risk. Please refer to risk schedule contained on individual drawings.
▲	Unless highlighted there are no specific health and safety risks associated with these works, as a direct result of our design, apart from the common issues associated with construction that will need to be assessed by a competent contractor prior to the undertaking of any works.
▲	The contractor should be aware of construction near existing water courses which should be carried out in accordance with Environment Agency Pollution Prevention Guidelines.

NOTE:
ALL KERBS ON SPINE ROAD TO BE REPAIRED AND NEW KERBS WHERE NECESSARY. WHERE APPROPRIATE HYDRO KERBS TO BE INSTALLED TO MATCH EXISTING.

NOTE:
ALL GARAGE DOOR THRESHOLDS TO HAVE DRAINAGE CHANNEL INSTALLED, DRAINING INTO PERMEABLE PAVING SUBBASE - REFER TO CREST STANDARD DETAIL.

- NOTES**
1. THIS DRAWING IS COPYRIGHT.
 2. DO NOT SCALE THIS DRAWING. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE ENGINEER ANY DISCREPANCIES CONTAINED IN THIS DRAWING PRIOR TO WORK COMMENCEMENT.
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST SUB-CONTRACTORS DRAWINGS AND THE SPECIFICATION.
 4. ALL SETTING OUT TO BE IN ACCORDANCE WITH THE ENGINEERS DRAWINGS. CONTRACTOR TO CHECK AND IDENTIFY ANY DISCREPANCIES TO ENGINEER. DIMENSIONS MUST NOT BE SCALED.
 5. THIS DRAWING HAS BEEN PRODUCED BASED UPON LAYOUTS COMPLETED AND SUPPLIED BY THE ARCHITECT AND HIGHWAYS ENGINEER IN ELECTRONIC FORMAT. NO RESPONSIBILITY IS TAKEN FOR ANY INACCURACIES AND/OR OMISSIONS IN THE INFORMATION AS SUPPLIED.

HEALTH & SAFETY:
ALL WORKS TO BE CARRIED OUT BY A CONTRACTOR COMPETENT TO UNDERSTAND THE CONSTRUCTION OF WORKS AS INDICATED ON THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE JOB SPECIFIC RISK ASSESSMENT. THE HAZARDS NOTED ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPE OF WORKS DETAILED ON THIS DRAWING.

ROAD NOTES & LEGEND

	SITE BOUNDARY
	PAVING TYPE 1 BROADWAY
	BITUMINOUS WADLOW SURFACE
	PAVING TYPE 2
	BITUMINOUS WADLOW SURFACE
	PAVING TYPE 3
	APPROXIMATE CURBWORK
	PERMEABLE BLOCK PAVING IN HERBIMORPHIC PATTERN
	PERMEABLE ASPHALT PAVING (COLOUR: WORKING LIGHT)
	PERMEABLE BLOCK PAVING & FRAME BRIMS (WHEN FOOTPATH HAS STAGGERED BAND)
	PERMEABLE BLOCK PAVING IN HERBIMORPHIC PATTERN (WHEN FOOTPATH HAS STAGGERED BAND)
	SURFACE TYPE 3B - SURFACE STONE
	PERMEABLE ASPHALT (COLOUR: CHARCOAL)
	SURFACE TYPE 4 - FRONT ACCESS, PARKING BAYS & COURTS
	PERMEABLE BLOCK PAVING IN HERBIMORPHIC PATTERN (WHEN FOOTPATH HAS STAGGERED BAND)
	SURFACE TYPE 4A
	PERMEABLE BLOCK PAVING IN HERBIMORPHIC PATTERN (WHEN FOOTPATH HAS STAGGERED BAND)
	SURFACE TYPE 5 - ROAD BAYS
	PERMEABLE BLOCK PAVING IN HERBIMORPHIC PATTERN (WHEN FOOTPATH HAS STAGGERED BAND)
	SURFACE TYPE 6
	SMELTING FRONTS
	WASHALTS SMOKE TREATED (COLOUR: NATURAL)
	SURFACE TYPE 7
	WASHALTS WINDO (COLOUR: WORKING LIGHT)
	SURFACE TYPE 10
	TRAFFIC WESTERLY (B&T)
	TRAFFIC WESTERLY (B&T)
	CONCRETE SETTS TYPE 8
	WASHALTS GRANITE AGGREGATE SETTS (COLOUR: SILVER GREY)
	BI STORE AREA BASE
	WASHALTS RENAISSANCE PAVING (COLOUR: CHALKSTONE)
	TRAFFIC UTILITY/CLUB BUFF
	GRAVEL FOOTPATH WITH METAL EDGING
	ALL PAVING SLABS TO BEAR CONCRETE PAVES (800mm WING PAID AREAS TO BE MARSHAL TEXTURED UTILITY PAVING (B&T) FUTURE PAID 27/04/2020 UN)
	PROPOSED DRAINAGE CHANNEL
	1800 HIGH CLOSE BOARD FENCE - REFER TO LANDSCAPE ARCHITECTS PROPOSALS
	1800 HIGH FENCES
	POST & WIRE FENCING
	1800 HIGH 215mm THICK BRICK WALL, BI STORES
	IDENTIFY VISIBILITY SPAY
	16 LED 5m STREET LIGHTING COLUMN
	8 LED 5m STREET LIGHTING COLUMN
	1900 x 900 mm BI STORE
	2000 x 1040 mm BI STORE
	BI STORE
	1800 x 900 mm BI STORE
	1800 x 924 mm BI STORE

KERB TYPES:

- K1 - 225 x 125mm SQUARE KERB WITH 25mm ROUNDED CORNERS
- K2 - 225 x 125mm ROUNDED KERB WITH 50mm UPRISAND
- K3 - 150 x 125mm BALANCED ASP. KERB WITH 25mm UPRISAND AT PERPENDICULAR CROSSINGS AND 50mm UPRISAND AT DIAGONAL CROSSINGS
- K4 - 150 x 50mm FLAT TOP KERB
- K5 - 150 x 125mm CS CHANNEL LINED FLUSH
- HK - EXISTING HERBIMORPHIC KERB
- TK - TRANSITION KERB

SUBJECT TO S38
TECHNICAL
APPROVAL

T8	SUBPACING REVISED, SWALES ADDED	29.06.18	DC
T7	LAYOUT UPDATED	08.06.18	DC
T6	RAWH TANKS REMOVED	24.05.18	JP
T5	BIKE SHEDS REVISED	24.05.18	JP
T4	SHEDS REVISED	16.05.18	JP
T3	SHEDS REVISED	16.05.18	JP
T2	PAVING TYPE P7 REVISED TO NON PERMEABLE, ACOS ADDED TO GARAGE, TENDER ISSUE	13.12.17	DC
T1	NON PERMEABLE, ACOS ADDED TO GARAGE, TENDER ISSUE	13.12.17	DC

Drawing No: **147901A-3200**

Scale: **1:1000**

Sheet: **AI**

Date: **DEC 17**

Client: **OVERALL SITE LAYOUT**

Phase: **PHASE 3 & 4**

Address: **ELMSBROOK, BICESTER**

Client Name: **CREST DEVELOPMENT**

Client Address: **35 High Street, Bicester, Oxfordshire, OX9 1ER**

Contact: **01862 590 933**

Website: **www.crestdevelopment.com**

Design Stage: **TENDER**

Drawn By: **REIDY & STAGG LTD.**

Checked By: **REIDY & STAGG LTD.**

Project Name: **Crest Nicholson Regeneration**

Project Address: **Purcell Road, Surrey, GU10 5EN**