

NOTE:

ALL HOMEZONE AREAS (CLOUDED) ARE TO HAVE ZERO UPSTAND.

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 COMPILED 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.

ROAD NOTES & LEGEND

- SITE BOUNDARY
 - ▨ PAVING TYPE 1 EXISTING CARRIAGEWAY BITUMINOUS MACADAM SURFACE
 - ⊙ PAVING TYPE 2 FOOTPATH AREAS BITUMINOUS MACADAM SURFACE
 - ⊙ SURFACE TYPE 3 - ADOPTABLE CARRIAGEWAY PERMEABLE BLOCK PAVING IN HERRINGBONE PATTERN MARSHALLS MYRIAD PRIORA (COLOUR: MORNING LIGHT)
 - ⊙ SURFACE TYPE 3A - PARKING COURTS & PRIVATE DRIVES PERMEABLE BLOCK PAVING IN HERRINGBONE PATTERN MARSHALLS MISTRAL (COLOUR: SILVER GREY) (WHEN FOOTPATH HALF STAGGERED BOND)
 - ⊙ SURFACE TYPE 3B - SURFACE STRIPS PERMEABLE BLOCK PAVING IN HERRINGBONE PATTERN MARSHALLS MISTRAL (COLOUR: CHARCOAL)
 - ⊙ SURFACE TYPE 4 - FRONT ACCESS, PARKING BAYS & COURTS PERMEABLE BLOCK PAVING IN HERRINGBONE PATTERN MARSHALLS TEGULA PRIORA (COLOUR: TRADITIONAL) (WHEN FOOTPATH HALF STAGGERED BOND)
 - ⊙ SURFACE TYPE 4A BLOCK PAVED DRIVES MARSHALLS TEGULA PRIORA (COLOUR: PENNANT GREY)
 - ⊙ SURFACE TYPE 5 - ROAD BANDS PERMEABLE BLOCK PAVING IN HERRINGBONE PATTERN MARSHALLS MYRIAD PRIORA (COLOUR: MIDNIGHT)
 - ⊙ SURFACE TYPE 6 DWELLING FRONTAGES MARSHALLS SAVON TEXTURED (COLOUR: NATURAL)
 - ⊙ SURFACE TYPE 7 BLOCK PAVED FOOTPATH MARSHALLS MYRIAD (COLOUR: MORNING LIGHT)
 - ▨ BIN STORE AREA BASE MARSHALLS RENAISSANCE PAVING (COLOUR: CHALKSTONE)
 - ▨ TARMAC ULTICOLOUR BUFF
 - ▨ HOGGIN GRAVEL FOOTPATH
 - ▨ ALL PAVING SLABS TO REAR GARDEN PATHS (900mm WIDE) PATIO AREAS TO BE MARSHALL TEXTURED UTILITY PAVING (BUFF)
 - PP PRIMARY PATIO 2700x1800 Min
 - PC PROPOSED DRAINAGE CHANNEL
 - CB 1800 HIGH CLOSE BOARD FENCE
 - 1000 HIGH RAILINGS
 - SEKSTONE WALL
 - POST & WIRE FENCING
 - SW 1800 HIGH 215mm THICK BRICK WALL
 - 1200 HIGH 215mm THICK BRICK WALL BIN STORES
 - DENOTES 2.4m x 2.4m DRIVEWAY VISIBILITY DISPLAY
 - 16 LED 5m STREET LIGHTING COLUMN
 - 8 LED 5m STREET LIGHTING COLUMN
 - 1900 x 900 mm BIKE STORE
 - 2060 x 1043 mm BIKE STORE
 - BIN STORE
 - 1832 x 924 mm BIKE STORE
- REFER TO LANDSCAPE ARCHITECTS PROPOSALS



SUBJECT TO S38
TECHNICAL
APPROVAL

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.



HEALTH & SAFETY:

ALL WORKS TO BE CARRIED OUT BY A CONTRACTOR COMPETENT TO UNDERTAKE 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.

T6	RWH TANKS REMOVED	24.05.18	JP
T5	BIKE SHEDS REVISED	24.05.18	JP
T4	SHED BASES UPDATED	11.05.18	DC
T3	LAYOUT UPDATED	16.04.18	DC
T2	PAVING TYPES REVISED	20.02.18	DC
T1	PAVING TYPE P7 REVISED TO NON PERMEABLE, ACO'S ADDED TO GARAGE, TENDER ISSUE	13.12.17	DC

Rev: _____ Date: _____ Initial: _____
Drawing Status: **TENDER**

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Site: **ELMSBROOK, BICESTER**
Address: **PHASE 3 & 4**
Dwg Title: **OVERALL SITE LAYOUT**

Scale: 1:1000	Page Size: A1	Date: DEC 17
	Drawn: DC	Checked: MD

Drawing No: **14790TA-3200** Revision: **T6**