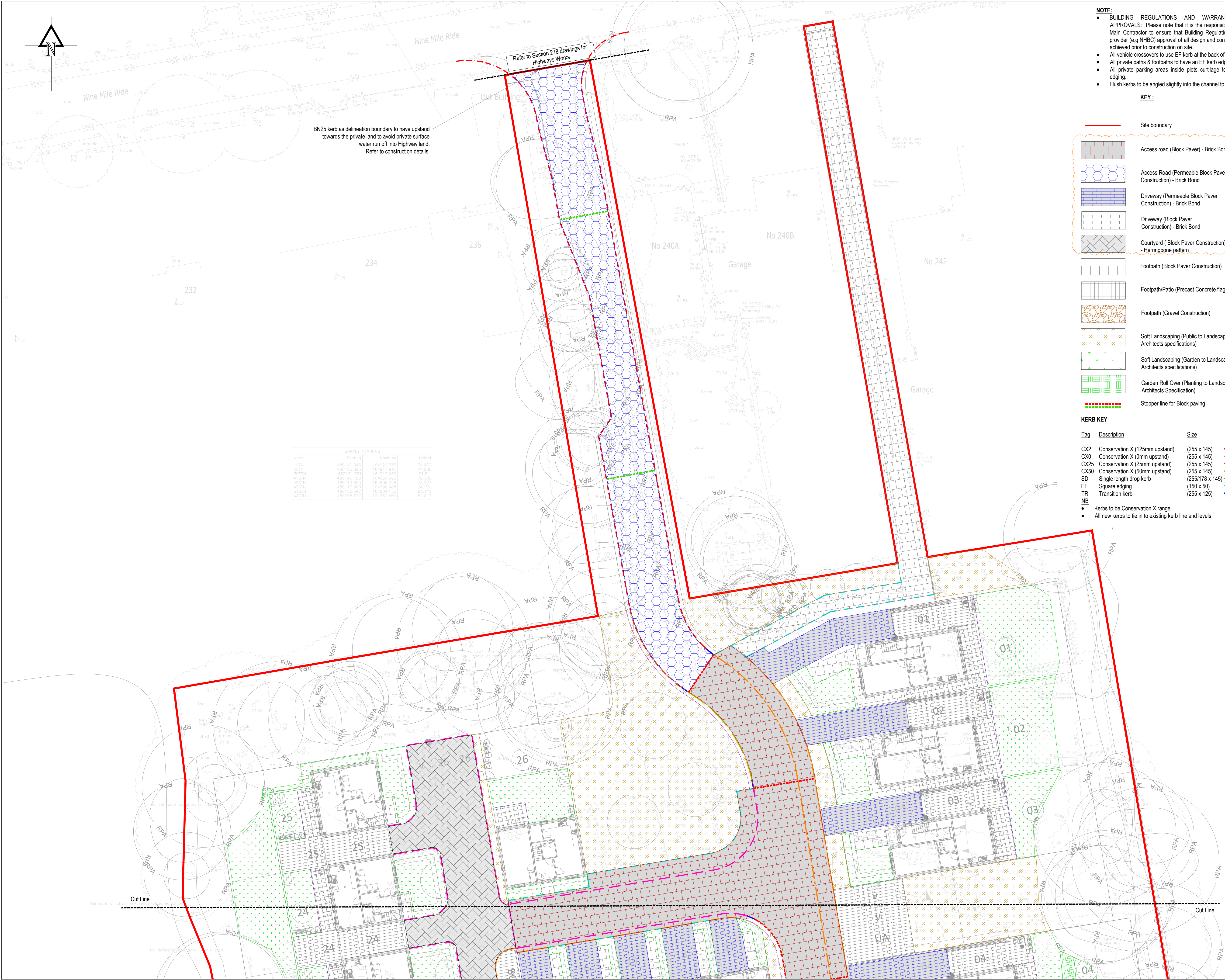




BN25 kerb as delineation boundary to have upstand towards the private land to avoid private surface water run off into Highway land.
Refer to construction details.

SURVEY STATIONS			
Name	Easting	Northing	Height
1STN	480145.046	164922.363	74.472
2STN	480163.693	164917.915	74.288
3STN	480151.761	164912.460	74.641
A1STN	480143.789	164839.963	78.300
A2STN	480113.864	164836.096	78.237
A3STN	480113.960	164796.488	80.731
B1STN	480158.347	164804.152	81.119
A4STN	480088.577	164790.454	80.017

- NOTE:**
- BUILDING REGULATIONS AND WARRANTY PROVIDER APPROVALS: Please note that it is the responsibility of the Client/ Main Contractor to ensure that Building Regulations and warranty provider (e.g NHBC) approval of all design and construction details is achieved prior to construction on site.
 - All vehicle crossovers to use EF kerb at the back of footway.
 - All private paths & footpaths to have an EF kerb edging.
 - All private parking areas inside plots curtilage to have CS2 kerb edging.
 - Flush kerbs to be angled slightly into the channel to resist ponding.

KEY:

- Site boundary
- Access road (Block Paver) - Brick Bond
- Access Road (Permeable Block Paver Cellweb Construction) - Brick Bond
- Driveway (Permeable Block Paver Construction) - Brick Bond
- Driveway (Block Paver Construction) - Brick Bond
- Courtyard (Block Paver Construction) - Herringbone pattern
- Footpath (Block Paver Construction)
- Footpath/Patio (Precast Concrete flags Construction)
- Footpath (Gravel Construction)
- Soft Landscaping (Public to Landscape Architects specifications)
- Soft Landscaping (Garden to Landscape Architects specifications)
- Garden Roll Over (Planting to Landscape Architects Specification)
- Stopper line for Block paving

KERB KEY

Tag	Description	Size
CX2	Conservation X (125mm upstand)	(255 x 145)
CX0	Conservation X (0mm upstand)	(255 x 145)
CX25	Conservation X (25mm upstand)	(255 x 145)
CX50	Conservation X (50mm upstand)	(255 x 145)
SD	Single length drop kerb	(255/178 x 145)
EF	Square edging	(150 x 50)
TR	Transition kerb	(255 x 125)
NB		
Kerbs to be Conservation X range		
All new kerbs to tie in to existing kerb line and levels		

IF YOU HAVE A QUERY CALL US
SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY FROM FIGURED DIMENSIONS.

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

SITE LAYOUT: The background layout shown in this drawing is based on CLIFTON EMERY DESIGN'S drawing 230122 L 02 01 revision REVISION L, received on 25.02.2025. Plots location are based on HA ARCHITECTS received on 30.05.2024. Please note that this might not be the latest drawing. Reference must be made to the Architect's drawings for current information.

SURVEY: The topographical survey background shown in this drawing is based on TECHNICS' drawing SD20179-01 revision REVISION A.

KERB INTERNAL / EXTERNAL ANGLES: Provide 90° angles using manufactured internal angle (IA) and external angle (XA) units. Cut kerbs are not acceptable.

TRANSVERSE KERBS: Flush kerbs that cross the carriageway shall be cut in half. Full length kerbs are not acceptable.

KERB RADII: The kerb layout has been derived using standard kerb widths and manufactured radii. Kerbs should be laid with the correct radius units and not made up using straight sections unless the specified radius is not available as a proprietary product.

MINIMUM KERB LENGTH: 400mm.

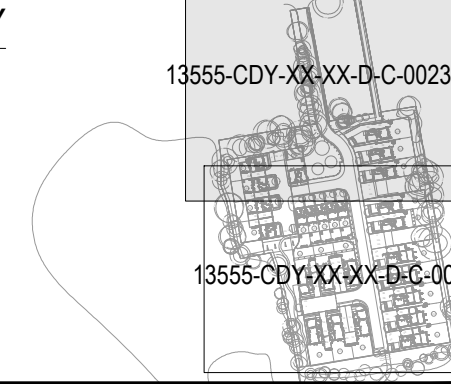
ASPHALT: All asphalt shall be completed by machine lay where practical and possible, including footways. Hand laid materials may only be used where restricted to small areas and at the agreement with the Engineer. All bituminous work to be in accordance with EN 13108, BS 594987 & PD 6691.

ROOT PROTECTION BARRIER: A root barrier (1.0m depth) should be provided adjacent to all planted or soft landscaped areas to prevent root ingress into the access road. Refer to the project Landscape Architect for the location, specification and construction detail of the root protection barrier system.

BOUNDARY TREATMENTS: Refer to Architect's layout for boundary treatments.

THIS DRAWING SHOULD BE PRINTED IN COLOUR.

INSET KEY



C D M : SIGNIFICANT HAZARDS		
THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER, AS ABNORMAL IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS.		
RISKS DURING CONSTRUCTION:		
• DEEP EXCAVATIONS - Deep excavations should have adequate propping and shoring to ensure stability. Personnel working in excavations should be sufficiently protected from falling objects.		
• EXISTING SERVICES - Further to any existing services information available, contractor to undertake further surveys/scans to locate any existing services prior to excavations.		
OPERATION / MAINTENANCE RISKS:		
• No abnormal risks have been identified relating to this design element.		
RISKS DURING DEMOLITION / DECOMMISSIONING / DISMANTLING / ALTERATIONS:		
• No abnormal risks have been identified relating to this design element.		
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY COMPETENT & ADEQUATELY RESOURCED CONTRACTOR(S) WORKING TO SAFE SYSTEMS OF WORK.		

C02	ACCESS ROAD HATCH REVISED. BLOCK PATTERN ADDED ON THE KEY	AG 02.07.25
C01	TENDER ISSUE. PATIO DEPTH REVISED	AG 23.05.25
P01	FIRST ISSUE	AG 17.04.25
REV	REVISION DETAILS	BY DATE

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PROJECT TITLE RESIDENTIAL DEVELOPMENT NINE MILE RIDE FINCHAMPSTEAD			
DRAWING TITLE SITE CONSTRUCTION LAYOUT SHEET 1			
CLIENT ELIVIA HOMES			
STATUS A4 - TENDER			
SCALE AT A1	DRG SIZE	DRAWN	CHECKED
1:200	A1	AG	CM
JOB NO.		DRAWING NUMBER	REV
13555		13555-CDY-XX-XX-D-C-0023	C02