FOR PLAY SPACE SOFT LANDSCAPING DESIGN REFER TO LVIA DRAWINGS ANT1422-21

FOR CONTINUATION REFER TO DRAWING 23-190/221

FOR CONTINUATION REFER TO DRAWING 23-190/222

SERVICE MARGIN AND FOUL DRAINAGE ROAD CROSSINGS TO BE IMPERMEABLE BLOCK PAVING.

PUMPING STATION BY OTHERS

KISSING GATES SUITABLE FOR WHEELCHAIR USERS TO SANG TO WOKINGHAM REQUIREMENTS AND ANTLER HOMES SPECIFICATION, GATE POSTS TO BE INSTALLED USING HAND DIGGING WHERE FOOTPATHS RUN THROUGH RPA'S.

FOR CONSTRUCTION - SUBJECT TO APPROVAL

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. EXISTING GROUND LEVELS (SHOWN TO AN ORDNANCE DATUM) ARE BASED ON "GROUNDSURVEYS LTD" TOPOGRAPHICAL SURVEY - JOB NO. 5965 DATED 2023. ODYSSEY ASSUMES NO RESPONSIBILITY ON THE LEVEL OF ACCURACY OF SURVEY INFORMATION PROVIDED.
4. ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ONSITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
6. ALL FOOTWAYS TO HAVE A MINIMUM 1:40 CROSS FALL AND NOT EXCEED 1:20, UNLESS SPECIFIED OTHERWISE ON PLAN.
7. IF THERE IS ANY AMBIGUITY BETWEEN THE SPECIFICATION AND THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER.
8. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.
9. CONTRACTOR TO LOCATE THE POSITION AND DEPTH OF ALL SERVICES BEFORE COMMENCING ANY WORKS.
10. IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED IT'S DESIGN RISK MANAGEMENT PROCESS FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN, THERE ARE HOWEVER AREAS OF REQUIRED INFORMATION PENDING FURTHER INVESTIGATION. ANY OTHER RESIDUAL RISKS ARE THOSE THAT WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR CONTRACTORS ENGAGED ON WORK OF THIS NATURE OR TYPE.
11. COLOURS, SIZE AND FULL SPECIFICATION OF FINISHED MATERIALS AND FENCING TO BE AS PER LANDSCAPE ARCHITECT'S DETAILS.
12. TREE PROTECTION PLAN MUST BE CONSULTED PRIOR TO DRAINAGE WORKS AND ANY POTENTIAL CLASHES REPORTED TO THE CLIENT / ENGINEER AND ARBORICULTURIST IMMEDIATELY.
13. PLEASE REFER TO DRAWING 23/190-230 FOR HIGHWAY CONSTRUCTION DETAILS.
14. FOR EXTERNAL WORKS SURFACING SPECIFICATION REFER TO ANTLER HOMES DRAWING EXMHS.01

LEGEND

- 125mm UPSTAND - HB2 KERB
- 25mm UPSTAND (DROPPED KERB)- BN1 KERB
- TRANSITION KERB
- 0mm UPSTAND (FLUSHED KERB)- CS1 KERB CHANNEL KERB
- 0mm UPSTAND - EF EDGING
- HIGHWAY DEMARCATION STUDS
- FULL CONSTRUCTION ASPHALT CARRIAGEWAY REFER TO STANDARD DETAILS
- ASPHALT CONCRETE FOOTWAY REFER TO STANDARD DETAILS
- VEHICLE CROSSOVER - ASPHALT CONCRETE
- VEHICLE CROSSOVER - BLOCK PAVING COLOUR TO MATCH FRONTING ROAD
- ASPHALT CONCRETE DRIVEWAY
- TYPE 1 - BLOCK PAVING REFER TO STANDARD DETAILS
- TYPE 2 - BLOCK PAVING REFER TO STANDARD DETAILS
- TYPE 4 - BLOCK PAVING REFER TO STANDARD DETAILS
- TYPE 5 - BLOCK PAVING REFER TO STANDARD DETAILS
- SLABS - PATIO REFER TO ARCHITECT DRAWINGS
- SLABS - PAVING / FOOTWAY
- 150mm THICK CONCRETE SLAB TO BE USED AS BASE FOR SHED/CYCLESTORE/BIN STORE
- GRANITE SETT RUMBLE STRIPS TO LANDSCAPE ARCHITECT DETAILS
- COMPACTED HOGGIN FOOTPATH WITH TIMBER EDGING TO LANDSCAPE ARCHITECTS SPECIFICATION
- WETPOUR SURFACING RUN/FUN WITH GRAPHICS INSTALLED IN LINE WITH BEST PRACTICE FROM PLAYDALE OR SIMILAR. TO INCLUDE SHOOTING STAR GRAPHICS
- GRASS HIGHWAY VERGE
- IMPERMEABLE BLOCK PAVED SERVICE MARGIN COLOUR TO MATCH BLOCK PAVED ROAD
- TACTILE PAVING
- RETAINING WALL REFER TO ARCHITECT DETAILS
- FLEX MSE RETAINING WALL TO MANUFACTURERS SPECIFICATION
- PROPOSED FENCE TO LANDSCAPE ARCHITECT DETAILS
- PROPOSED SCREEN WALL TO LANDSCAPE ARCHITECT DETAILS
- PEDESTRIAN RAILING, TO LANDSCAPE ARCHITECT DETAILS

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KEY TO HEALTH AND SAFETY SYMBOLS

ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN OUTCOMES SHOWN ON THIS DRAWING MAYBE INDICATED BY MEANS OF THE FOLLOWING SYMBOLS.

●	INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.
ⓘ	INDICATES A RESIDUAL RISK FOR INFORMATION.
⊘	INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
⚠	INDICATES A RESIDUAL RISK AS A WARNING.

SHEET PLAN

Rev	Amendments	Drn	Chk	App	Date
F	PLOTS 8-11 ROTATED	LG	JK	BAC	13.05.25
E	ISSUE FOR CONSTRUCTION	EW	LG	BAC	14.03.25
D	LAYOUT UPDATED AS PER ANTLER HOMES COMMENTS DATED 22.10.2024.	LG	SW	SW	23.10.24
C	LAYOUT UPDATED TO REFLECT LATEST DESIGN.	LG	SW	SW	07.08.24
B	SURFACING UPDATED TO LATEST DESIGN	LG	BC	BC	29.04.24

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Job Title
ST ANNE'S DRIVE
WOKINGHAM

Drawing Title
EXTERNAL WORKS LAYOUT
SHEET 1 OF 4

Client
ANTLER HOMES

Scale	Date	Designed
1:200 @A1	JAN 24	LG
Drawn	Checked	Approved
LG	SW	SW
Job No	Drawing No	Rev
23-190	23-190-220	F

P:\23-190 - St Anne's Drive, Wokingham (Antler)\TechAcad\Drawings\200 Series - Engineering\23-190-220 - 224 - External Works Layout.dwg