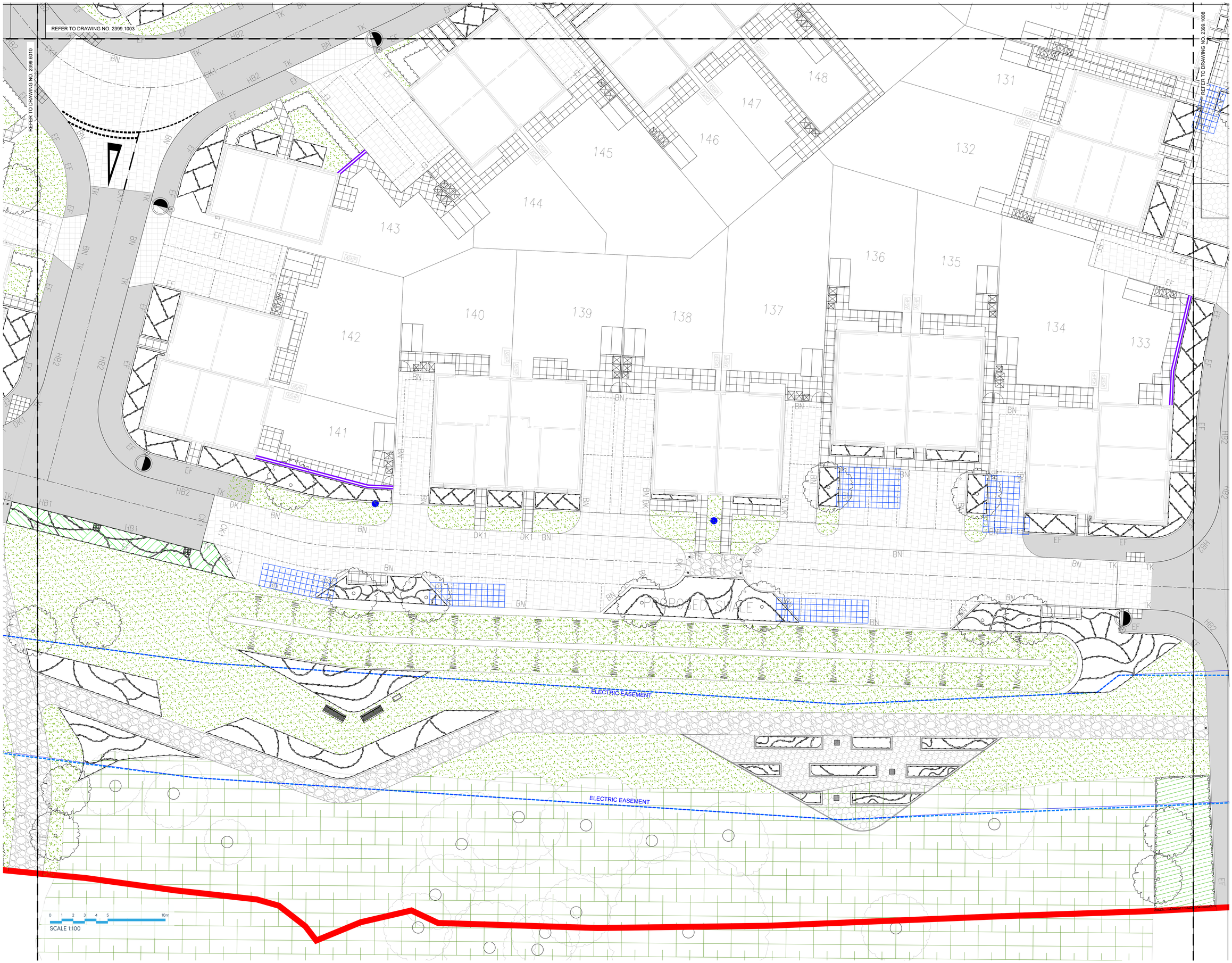

NOTE: Foundations for furniture and equipment, as shown on this drawing, must be designed and constructed by the appropriate structural engineer or manufacturer. Ensure compliance with safety and load-bearing specifications.

Refer to FINC ARCHITECTS drawings 2399 3000 series for Detail planting Plans
Refer to Stuart Michael Associates drawings 7292.001 series for General Arrangement Plans
Refer to Stuart Michael Associates drawings 2250-1-SMA-XX-XX-DR-C-0016 for Pavement finishes and kerb types
Refer to HDA drawing 442.2 / 11 for Biodiversity Mitigation and Enhancement Plan.
Refer to FINC ARCHITECTS drawing series 2399 4000 for Typical Tree and Play Details

KEY PLAN

LEGEND

- Site boundary
- Easement Zone

HARD LANDSCAPE FEATURES
FOR DETAILS REFER TO SMA DRAWING 7293-SMA-XX-XX-DR-C-537 TO 538 AND 542 TO 543

- Road asphalt
- Concrete paving block 80mm & 60mm, Precast concrete blocks (keyblock) by Marshall's. Colour:Natural
- Vehicular Crossover
- Type 1 Flexible footway construction
- Courtyard parking and private driveway: Permeable block paving 60mm permeable block paving 'Priora' by Marshalls Colour: Natural
- Private footpath and patio construction 450x450 Slabs
- Concrete block paving: Delineation between standard carriageway & shared surface areas Colour: Red; 80mm thick laid in herringbone pattern
- Hoggin footpath construction
- Bark Mulch Product: Play grade hardwood chip mulch
- HB2 — 125mm Upstand kerb
- BN — 25mm Bull nosed kerb
- DK1 — Drop kerb with transition kerb on both sides
- EF — Edging kerb
- CK1 — Flush Channel Kerb 125x125mm
- TE — Timber Edge
- Screen wall/Rail fencing. Refer drawing Boundary Treatment Plan, 7292-SMA-XX-XX-DR-C-0555 for details.
- Tree Cells Refer to FINC drawing 2399.4002 for typical tree pit details and specifications
- Luminaires Refer SMA Drawing 7292-SMA-XX-XX-DR-C-0501 P11&12 General Arrangement Sheets S0

FURNITURE
FOR DETAILS REFER TO FINC DRAWING 2399.4002 FOR DETAILS AND SPECIFICATIONS

- Timber bench Type 3 Backrest seat, FSC certified naturally very durable hardwood by Woodscape or equal approved.
- Litter bin LBS 112, 112L lockable Litter bin with galvanised steel liner 580x580x950mm high by Woodscape or equal approved.
- Picnic Table One piece Cleveland Picnic Set, FSC certified naturally durable hardwood. 1650(W)x1650(L)x 725(H)mm by Woodscape or equal approved
- Cube Seating Woodberry Cube timber seating. 580x580x460mm high by Woodscape or equal approved.
- LEAP Play equipments with Safely Surfacing by Jupiter Play or equal approved. Colour: May Green; RAL 6017; Sky Blue: RAL 5015 Refer to FINC drawing 2399.4003 for detail play area plan and 2399.4001 for equipment details.

SOFT LANDSCAPE FEATURES
FOR DETAILS REFER TO FINC DRAWING 2399.300 TO 2399.3010 FOR DETAIL PLANTING PLANS AND SPECIFICATIONS

- Existing tree/hedgerow retained with root protection area. Refer to arboricultural report and drawings for details.
- Proposed tree
- Proposed hedge
- Proposed ornamental planting
- Native shrub mix planting
- Proposed native marginal planting
- Proposed reed planting
- Proposed rain garden / biotention planting
- Amenity Grass
- Wildflower Meadow

Rev	Date	Amendment	Initials
B	02.09.2026	Issued for planning	RM
A	02.07.2026	Issued for planning	SB

Project:
FINCHWOOD PARCEL 11-12

Client:
VISTRY THAMES VALLEY

Drawing:
COMBINED HARD AND SOFT GA
(SHEET 9 OF 11)

PLANNING

Drawing no: 2399.1009 **Rev:** B

Scale@A0: 1:100 **Date:** JAN '26 **Drawn:** RB **Checked:** JM

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All dimensions and measurements to be checked on site.
Do not scale from this drawing. This drawing is to be printed in colour.