SUBJECT TO ADOPTING AUTHORITY APPROVAL

PUBLIC OPEN SPACE KEY

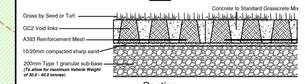
- Timber Bench — FT1
 (Refer to Fabrik drawing number D2593-FAB-00-00-DR-L-0554 for detail)
- Information Board — FT2
 (Refer to Fabrik drawing number D2593-FAB-00-00-DR-L-0555 for detail)
- Litter Bin — FT3
 (Refer to Fabrik drawing number D2593-FAB-00-00-DR-L-0555 for detail)
- Indicative Picnic Bench
- LAP Area
 To include Timber Stepping Logs
 (Refer to Fabrik drawing number D2593-FAB-00-00-DR-L-0553 for detail, subject to specialist play equipment design)
- LEAP Area

Based on Fabrik layout drawings D2593 L.102 to L.109. Subject to detailed design by Landscape Architect.

Grasscrete blocks to retain access

Void Former Size: 600x600x150mm
Paving Depth: 150mm
Mesh Reinforcement: BS4483 Ref: A393 (200x200x8mm dia.)
Concrete Coverage: 11.50m²/m³
Topsoil Coverage: 12m²/m³

Plan



Section
Grasscrete (GC2) Construction Detail
Installation to be carried as per Manufacturer's Guidance & Recommendations

1:200 KEYPLAN

NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
4. Site layout based on Boyle & Summers Ltd Proposed Site Plan drawing numbers PEM-BSL-00-XX-DR-A-2025 & 2026-PL Revision K dated 31/05/2019.
5. Architects blocks based on Kendall Kingscott Construction Issue Substructure Files as issued in .dwg format to RCP Engineering on 08/10/2019, 11/11/2019, 12/11/2019, 02/12/2019 & 03/12/2019.
6. Topographic Survey information shown in this drawing is based on Mayer Brown Limited Detailed Topographical Survey, drawing number IR.SAV3.21/4 dated 27 January 2015.
7. Additional Topographic Survey as per Encompass Surveys Topographical Survey, drawing number ENC191217-SAA5 dated December 2017.
8. This drawing should be read in conjunction with other External Works Layouts, Highways Construction Details (DSM/E4679/321 to 325) and External Levels Layouts (DSM/E4679/501 to 509).
9. ***ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO RCP ENGINEERING BEFORE WORK BEGINS.***

KEY

- Site Boundary *(Based on Boyle & Summers Ltd Proposed Site Plan drawing numbers PEM-BSL-00-XX-DR-A-2025 & 2026-PL Revision K dated 31.05.2019)*
- Section S278 Works ***(Refer to RCP S38/S278 Design Drawings for Details)***
- Adoptable Bitmac Carriageway Construction *(Refer to Highways Construction Details DSM/E4679/321)*
- Adoptable Bitmac Footway Construction *(Refer to Highways Construction Details DSM/E4679/321)*
- Adoptable Vehicular Crossover Construction *(Refer to Highways Construction Details DSM/E4679/321)*
- Forterra Chartres Combined in Purbeck Colour laid in typical tegula banded pattern, **Brett Omega Paving in Autumn Gold Colour laid in Herringbone Pattern (45° to direction of traffic)** with DOUBLE string course at channels. *(Refer to Highways Construction Details DSM/E4679/323, Block Paved Construction for Private Drives and Parking Areas Having Use by Cars and Light Vehicles)*
- **Forterra Chartres 250mm x 150mm x 80mm thick blocks in Purbeck Colour, Brett Omega Paving in Autumn Gold Colour, Wienerberger Gala Waterstruck WF 200mm x 50mm x 65mm thick blocks** laid in Herringbone Pattern (45° to direction of traffic) with DOUBLE string course at channels. *(Refer to Highways Construction Details DSM/E4679/323, Block Paved Construction for Private Road Having Frequent Use by Commercial Vehicles)*
- Forterra Chartres Combined in Purbeck Colour laid in typical tegula banded pattern, **Brett Omega Paving in Autumn Gold Colour laid in Herringbone Pattern (45° to direction of traffic)** with DOUBLE string course at channels. *(Refer to Highways Construction Details DSM/E4679/323, Block Paved Footway Construction Detail)*
- Granite Setts (Size/Colour/Bond: 5 rows of 100mm x 100mm / Grey / Stacked) *(Refer to Highways Construction Details DSM/E4679/324)*
- Tactile Paving - ***Refer to layout for size and location*** *(Refer to Highways Construction Details DSM/E4679/322)*
- Corduroy Paving - ***Refer to layout for size and location*** *(Refer to Highways Construction Details DSM/E4679/322)*
- Garden Access Gate - ***(Indicative Handing)***
- Front Access Paving - 900mm wide path with 1200mm x 1200mm landing ***(Refer to the Drew Smith Specification / Finishes Document for product and colour)***
- Rear Garden Concrete Flag Paving - 900mm wide path ***(Refer to the Drew Smith Specification / Finishes Document for product and colour)***
- Patio - 450mm Slabs ***(Refer to the Drew Smith Specification / Finishes Document for product and colour)***
 2 & 3 Bed Houses = 1.8m deep x 1.8m wide
 4 & 5 Bed Houses = 1.8m deep x 2.7m wide
- Shed - 2.4m x 1.5m
- Street Lighting ***(Refer to latest revisions of Section 38 and Private Street Lighting Layout Drawings, Drawing Numbers SSE213370-LD-001, 002, 004 & 005 For Details)***
- 1.8m High Brick Screen Wall
- 1.8m High Feather Board Fence with Timber Posts and Timber Gravel Board ***(Colour:*** Natural)
- 1.215m High Metal Estate Railings ***(Colour:*** Painted Black)
- 1.8m High Slatted Timber Fence ***(Size-Colour:*** 10mm gap size, 70mm board width/ Natural)
- 1.2m High Timber Post & Rail Fencing ***(Colour:*** Natural)
- Pedestrian guardrailing/handrailing to be provided where difference of 600mm or greater is present. *(Architect to provide detail for railings to be installed)*
- 7ft Concrete Post Close Boarded Fencing
- Metal Block-Proof Fencing
- Wooden birdlip fencing to HCC drawing No. HCC10/M/060 ***(Part of S278 Works)***
- Timber Clad RRS with Pedestrian Rail Nature Rail Safety Barrier System *(or similar approved) (Refer to Highways Construction Details DSM/E4679/325)*
- Root Protection Area ***(Based on Mark Hinsley Arboricultural Consultants LTD Tree Survey and Tree Protection Plan Drawing Number 4874, Revision TPP-REV-C dated 11/12/2018)***
- Tree Protection Barrier ***(Based on Mark Hinsley Arboricultural Consultants LTD Tree Survey and Tree Protection Plan Drawing Number 4874, Revision TPP-REV-C dated 11/12/2018)***
- Landscaping *(Refer to Fabrik Landscaping Design Drawings)*
- Self Binding Gravel Footpath / "No-Dig" Bound Gravel Footpath
- Pumping Station Compound Brushed GEN 1 designated mix 150mm thick concrete compound surface finish with 200mm D grey concrete bollards, 900mm high.
- 300mm wide Rear Garden Gravel Strip

Any proposed works within Root Protection Areas are subject to supervision and approval by the Arboriculturist.

CDM NOTES

1. EXISTING SERVICES: Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m

SCALE BAR 1:200 at A1

Rev.	Date	Details	By	Chkd	Appd
AA	14.06.23	Grasscrete Blocks added to retain existing entrance to dwelling to suit Client comments on 01/06/23.	JAE	NW	TRS
Z	23.09.22	Fencing added around Plot 164 parking bay as requested by Client.	JAE	AC	TRS
Y	01.07.22	Plot 161 rear garden steps revised as requested by Client.	AC	NW	TRS
X	30.05.22	Plot 180 Shed and Bins relocated as requested by Client.	JAE	AC	TRS
W	02.12.21	Plots 152/153 garage FFL revised and surrounding levels amended to suit & Plot 181 driveway and fencing revised as requested by Client.	AC	NW	TRS

Client:- PEMBERS LLP

Site:- Pembers Hill Farm, North East, Fair Oak

Drawing Title:- EXTERNAL WORKS LAYOUT

SHEET 5 OF 9

Date: August 2019 | Scales: 1:200 at A1
Drawn: TA | Checked: AC | Approved: TRS

Drawing No. DSM/E4679/355 AA

FOR CONSTRUCTION

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