NOTE:
STREET LIGHTING DESIGN UNDERTAKEN BY MMA LIGHTING CONSULTANCY, REFER TO DRAWING NO. MMA18023/001 REV. R0 FOR LIGHTING SPECIFICATIONS DETAILS.

NOTE:
EV CHARGING POINT LOCATIONS TO BE CONFIRMED BY CONSULTANT.

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS (SEE CDM NOTES) AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
6. ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

KEY:

- SITE BOUNDARY
- DETAIL 1 - TARMAC CARRIAGEWAY CONSTRUCTION
- DETAIL 2 - TARMAC FOOTPATH
- DETAIL 3 - BLOCK PAVING CARRIAGEWAY (HEAVY DUTY) - MARSHALLS KEYBLOCK BLOCK PAVING COLOUR: CHARCOAL
- DETAIL 4 - PARKING BAYS - MARSHALLS KEYBLOK BLOCK PAVING COLOUR: BRINDLE
- DETAIL 5 - PARKING COURTYARDS/PARKING BAYS (PERMEABLE) - MARSHALLS PRIORA PERMEABLE BLOCK PAVING COLOUR: BRINDLE
- DETAIL 6 - FOOTPATHS TO PLOTS AND REAR GARDEN PATHS AND PATIOS - MARSHALLS BUFF COLOR RIVEN PAVING SLABS SIZE: 450X450X38MM
- DETAIL 6 - BIN STORE
- DETAIL 7 - BLOCK PAVING FOOTPATH - MARSHALLS KEYBLOCK BLOCK PAVING COLOUR: CHARCOAL
- DETAIL 8 - BLOCK PAVING FOOTPATH - MARSHALLS KEYBLOCK BLOCK PAVING COLOUR: BRINDLE
- PRIVATE SHED BASE/CYCLESTORE
- PRIVATE REAR GARDENS
- GRASS VERGE/OPEN SPACE
- BUFF COLOURED GRAVEL
- INDICATIVE ELECTRIC VEHICLE CHARGING POINT WITH METAL GUARD (REFER TO MANUFACTURERS DETAIL)
- PRIVATE STREET LIGHTING COLUMN
- PRIVATE BOLLARD LIGHTING (DETAILS TO BE PROVIDED BY LANDSCAPE ARCHITECT)
- EF 50 X 200 KERB 0MM UPSTAND
- 150 X 125 BN KERB 25MM UPSTAND
- 150 X 125 BN KERB 0-6MM UPSTAND (0MM UPSTAND ALONG OPEN SPACE AREAS)
- 255 X 125 BN KERB - UPSTAND VARIES
- BLOCK PAVING SINGLE STRETCHER COURSE 0MM UPSTAND - BRINDLE
- BLOCK PAVING DOUBLE STRETCHER COURSE 0MM UPSTAND - CHARCOAL
- BLOCK PAVING DOUBLE STRETCHER COURSE 0MM UPSTAND - BRINDLE
- TRANSITIONING KERB HEIGHT
- CLOSE BOARD FENCE - 1.8M HIGH PRESSURE TREATED SOFTWOOD W/T CAPPING RAIL AND GATE TO MATCH
- CLOSE BOARD FENCE - 2.0M HIGH TIMBER FENCE FOR NOISE REDUCTION
- METAL KNEE RAIL 0.6M HIGH (FOR SPECIFICATION REFER TO LANDSCAPING DRAWINGS)
- 1.1m HIGH GUARDRAIL (REFER TO TOBERMORE DETAILS)
- EXISTING WALL TO RETAINED AND LOWERED TO 0.6m HIGH
- HR HR 150mm STEP - HANDRAIL (HR) REQUIRED IF 3 OR MORE STEPS ARE PROVIDED

REFER TO S278 SURFACE FINISHES & KERBING DRAWING FOR KERBING DETAILS ALONG SPEY ROAD BOUNDARY.

Phasing Plan & Timetable

01	Block 1(Plots 32-34, 39-41, 47-49)_Feb, 2024 - Nov, 2024
02	Block 2(Plots 35-38, 42-46, 50-54)_Feb, 2024 - Jan, 2025
03	Plot 7 & 8(Show Home)_Mar, 2024 - Oct 2024
04	Plot 26 - 31_Apr, 2024 - Oct, 2024
05	Plot 06 - 01_May, 2024 - Nov,2024
06	Plot 09 - 17_Jun, 2024 - Jan,2025
07	Plot 18 - 25_Aug, 2024 - Mar,2025

Condition 5 & 7 - Vehicle & Cycle Parking Spaces Phasing Plan & Timetable

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0m 2m 10m
Scale: 1:250 @ A1

CONSTRUCTION ISSUE

Rev	Description	Drn	Chk	App	Date
C3	UPDATED LAYOUT TO SUIT NHBC COMMENTS	WA	MCE	EF	05.08.24
C2	UPDATED TO SUIT LATEST COMMENTS	WA	MCE	EF	01.08.24
C1	CONSTRUCTION ISSUE	WA	MCE	EF	20.12.23
T6	UPDATED TO SUIT LATEST LAYOUT	WA	EF	EF	09.11.23
T5	UPDATED TO SUIT LATEST LAYOUT	WA	EF	EF	18.09.23
T4	UPDATED TO SUIT CLIENT COMMENTS	EF	MCE	EF	23.08.23
T3	UPDATED TO SUIT CLIENT COMMENTS	WA	MCE	EF	25.07.23
T2	INCLUSION OF PARKING WHEEL STOPS	WA	MCE	EF	15.06.23
T1	UPDATED AS PER CLIENT COMMENTS	MCE	MCE	BB	05.06.23
P1	FIRST ISSUE	WA	EF	BB	24.05.23

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Client
BELLWAY HOMES (THAMES VALLEY)

Project Title:
DEE ROAD FIRE STATION
DEE ROAD, READING

Drawing Title:
EXTERNAL FINISHES PLAN

A1 Scale	Date	Designed by
1:250	MAY 2023	WA
Drawn by	Checked by	Approved by
WA	MCE	EF

Drawing Number 2107331-030 Rev C3