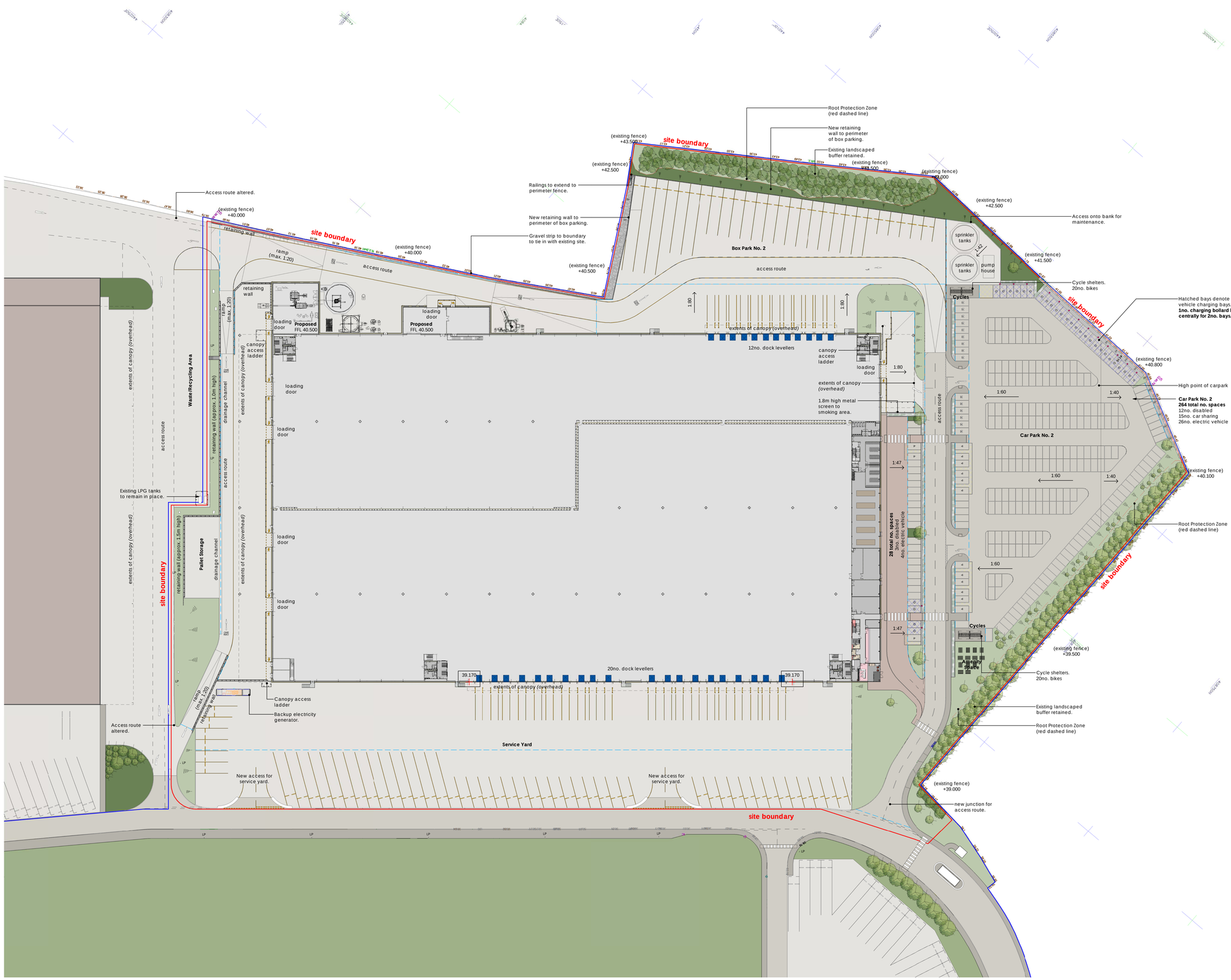


External Works GA Plan
1 : 500

GENERAL NOTES

This drawing is to be read in conjunction with all related drawings.
Do not scale from this drawing.
All dimensions must be checked and verified on site before commencing any work or producing shop drawings.
The originator should be notified immediately of any discrepancy.
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NORTH

SCALE
0 5 10 15 20 25 50m 1:500

REVISIONS

Rev.	Date	Description	Issued By	Checked By
A	16.10.2019	Alterations made to external levels following initial comments from client.	NB	NDB
B	18.11.2019	Site layout updated following receipt of topo survey.	NB	NDB
C	19.11.2019	Alterations made to car parking following comments from client.	NB	NDB
D	19.11.2019	Alterations made to Car Park No.2 following comment from client.	NB	NDB
E	29.11.2019	Alterations made following comments from design team.	NB	NDB
F	28.05.2020	Planning drawings updated to suit latest layouts following design team input.	NB	NDB
G	24.06.2020	Landscaping updated to suit latest drawings from Landscape Architect. Alterations made to reception/main entrance following comments from Client.	NB	NDB

Car Parking Schedule:
(Visitor Parking and Car Park No. 2)

15no. disabled spaces
15no. car sharing spaces
30no. electric vehicle spaces
232no. standard spaces
292 Total no. Spaces

Cycling Schedule:
40no. cycles

Box Park No. 2 Schedule:
57 Total no. Boxes

HGV Parking Schedule:
(East Service Yard)
49 Total no. Spaces

DRAWING NOTES:

External lighting design subject to local authority approval and in accordance with M&E consultants details.

All finishes to be on suitable substrate to structural engineer's design and specification.

All drainage shown is indicative and subject to Structural Engineer's details and specifications. Additional drainage requirements are to be to SE details.

New kerbs to be standard pre-cast concrete road kerbs – note all roads within the site affected by the proposed works are private roads and not adopted.

For all soft landscaping refer to Landscape Architects drawings and specifications.

PAVING TYPE 1
FOOTPATHS WITHIN SITE
Black tarmacadam footpaths. Paving to adoptable paving standards and on sub-base to engineer's specification and to local authority approval.

PAVING TYPE 2
CAR PARKING WITHIN SITE
Black tarmacadam roads and parking bays on sub-base to engineer's specification.

PAVING TYPE 3
SERVICE YARDS AND ACCESS ROUTE
New concrete service yard and access routes on sub-base to engineer's specification.

PAVING TYPE 4
FOOTPATH AND ROAD INFRONT OF OFFICE
80mm thick Tegula block paving to match factory no. 1. (**Specification: TBC**). Paving to adoptable paving standards and on sub-base to engineer's specification.

EXTERNAL STEPS
New flight of steps between levels constructed from painted galvanised steel structure with paved steps to match proposed paving.

LANDSCAPING TYPE 1
New turfed areas as indicated and subject to local authority approval.

LANDSCAPING TYPE 2
New areas of soft landscaping to tie-in with existing site and subject to local authority approval.

LANDSCAPING TYPE 3
New areas of gravel fill to tie-in with existing site and subject to local authority approval.

TREES
New trees within site. Species TBC.

CYCLE PARKING PROVISIONS
SHORT TERM STAY
Galvanised steel Sheffield Hoops to Local Authority approval.

CYCLE PARKING PROVISIONS
LONG TERM STAY
Galvanised steel Broxap Castleford cycle shelters or equal approved to local authority approval.
(4 x 10 bike shelters)

RETAINING WALL
Precast concrete retaining wall. **To SE details.**

RETAINING WALL (A)
Precast concrete retaining wall with galvanised steel armco vehicle barrier protection. **To SE details.**

RETAINING WALL (B)
Precast concrete retaining wall with 1100mm high galvanised steel keyclamp railings to top. **To SE details.**

RETAINING WALL (A and B)
Precast concrete retaining wall with galvanised steel armco vehicle barrier protection with 1100mm high pedestrian balustrade. **To SE details.**

BOLLARDS
(2no. to office main personnel doors, 4no. to all loading doors (2 internal, 2 external).
Galvanised mild steel bollards, 150mm dia x 1200mm high, bolted to concrete, filled with concrete and painted with black and yellow horizontal stripes.

EV CHARGING BOLLARDS
Pod point twin charger bollard (colour, black) to be installed within landscaping strip in accordance with manufacturer's details.

Client
The Symphony Group plc.

Project No. 1711
Project Ashes Phase 3

Drawing Title
(P) PLANNING
External Works Plan

Scale @ A0 1 : 500
Date 30.09.2019
Drawn by NB
Checked by NDB

Drawing Status
for Planning

Drawing Number (P) P02
Revision G

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