NOTES ORIGINAL A0

limitation of responsibilities
this drawing is not to be scaled.
the scope of the architects work is limited to the production of drawings and information leading to the commencement of work on site.
the architects are not responsible for the administration of the contract nor the quality of the workmanship.
decisions that are essential to the implementation of the construction on site are to be at the sole risk and discretion of the contractor and no responsibility is taken in contract or tort for any such decision.
the accuracy of 'as built' information is reliant upon the quality and completeness of the information provided by the main contractor.

ST ANN'S ROAD

Existing masonry wall to be retained and made good where required

1500mm high close boarded fence

1800mm high close boarded fence

Existing masonry wall to be retained and made good where required

RWP

Cycle storage (1 x 1.8m)

Plot 1 Plot 2 Plot 3 Plot 4 Plot 5

SVP

+15490 +15640 +15900 +15550

1109 1183

1800mm timber gate with 300mm trellis (lockable with secure padlock)

Planting

Block C - Houses

A

2400 4800

3 4 5 6 7 8 9 10

Existing masonry wall to be retained and made good where required

1800mm high close boarded fence with 300mm trellis

2 1 6000

12 11 2400 1200 2400 4800

B

Planting

Cycle storage (1 x 1.8m)

Bike store (30 bikes)

1500

Existing masonry wall to be retained and made good where required

Plant room FG

Bin store FG

Plot 4 Plot 3 Plot 2 Plot 1

+15200 +15190 +15090 +15100 +15150 +15060

DRO GRI PB

Communal Entrance 2

Communal Entrance 1

Plot 3 Plot 2 Plot 1

Block A former St Ann's Police Station

2100mm high PPC galv ms steel railings with metal privacy panel behind

2100mm high PPC galv ms steel railings and gate with fob access control

2100mm mhigh PPC galv ms steel railings and gate with fob access control

min. 850mm clear opening

4096

Pedestrian access gate (Fob access)

Vehicular access gates (Fob access)

2250mm high brickwork column with precast stone capping

1200mm high PPC galv ms steel railings and gate

Entrance canopy over

min. 850 clear opening

Entrance canopy over

450mm high brick dwarf wall with PPC galv ms steel railings to overall height of 1200mm

450mm high brick dwarf wall with PPC galv ms steel railings to overall height of 1200mm

Hedge

Block B - Flats

ASPHALT

TACTILE PAVING

BLOCK PAVING

DK

Existing pedestrian crossing

HERMITAGE ROAD

N

Key

Hard Landscaping:

Marshalls standard concrete paving blocks or similar laid in Herringbone format, colour; Charcoal

Marshalls Driveline Priora permeable paving blocks or similar laid in Herringbone format, colour; Charcoal
NB: Contrasting colour (e.g. white) paving blocks to be used to demark parking spaces

Marshalls Drivesett Tegula paving blocks or similar laid in Stretcher format, colour; Pennant Grey

450x450x50mm paving slabs. Marshalls Saxon paving slabs or similar, colour; Natural

Note:
50mm wide pre-cast concrete edging at junctions between different materials.

Soft Landscaping:

New tree.
Refer to soft landscaping drawing (9-)03 for further information.

Existing tree to be retained

Shrub planting.
Refer to soft landscaping drawing A_XX-00-DR_9101 for further information.

Grassed area
Grass to be set 25mm above surrounding paving finish.

Hedge
Hedge height 600-800mm .

Boundary Treatment:

1800mm high close boarded fence.

1500mm high close boarded fence.

2100mm high close boarded fence with trellis.

450mm high dwarf wall with stone capping PPC galv ms steel railings over. Colour TBC with client.
Refer to drawing (9-)xx for further details.

1500mm high brickwork pier with white Portland stone capping.

Other:

SVP ○ Soil vent pipe - 200x200mm hole

SS ○ Stub stack - 200x200mm hole

FG ○ Floor gulley

RWP ▷ Zinc rainwater pipe
Downpipe and gutter/hopper numbers and sizing/capacities to specialists requirements

PB Post box

DRI Dry riser inlet

DRO Dry riser outlet

10.70 Existing level

+10.690 Proposed new level

1500mm dia. Wheelchair turning circle

Cycle storage (1 x 1.8m)

A Active car charging point (Fully wired and connected)

B Passive car charging point (Infrastructure and cabling only.)

DK Dropped kerb

GENERAL NOTES

This drawing is based on survey information prepared by Warner Land Surveys Ltd. drawing number S814/0394/P0001 dated 18/08/2014.

Note - finished floor levels (FFL) are based upon 'estimates' of external levels to pavement. Further survey information required to finalise these levels.

Utility companies to be consulted by Main Contractor / M&E Specialist to check that detail of service entry points and services routes are acceptable.

Refer to separate details for boundary fence and railing details. All boundary wall and fence details to be approved by Designing Out Crime Officer (DOCO).

All external surfacing, boundary fence and railing details subject to Planning Approval.

Refer to Structural Engineers / Civil Engineers drawings for road layout, drainage details and external levels surrounding the buildings. Refer to Landscape Specialist specification for details of planting and building near to existing.

Note - External lighting to be designed by Specialist. External lighting to be discussed with DOCO and to be to BS 5489 in order to comply with Secured by Design Standards.

SAFETY NOTES

All work and materials to be in accordance with current statutory legislation and to comply with all relevant codes of practice and British Standards.

During construction guarding is to be erected around openings and edges where there is a risk of falling.

Inspection chambers / service hatches in floors to be located away from pedestrian and vehicular circulation areas where possible

Investigation is required where there is a risk of structural instability in excavation or carrying out works adjacent to adjoining buildings, structures, tunnels,etc.

Weight of materials to satisfy current safe manual lifting requirements e.g blocks, paving slabs, railings.

1 0 1 2 3 4 5
SCALE 1:100 m

rev	date	description	drawn	checked
A	07/06/16	Issued for approval. Permeable paving revised. Dropped kerbs, car charging points and existing levels added.	te	pa
	25/05/16	Preliminary for issue	te	pa

For approval

289 St Ann's Road, Haringey

Site layout

drawing number	revision	scale @ A0	date	drawn	checked
1618 (9-)01	A	1 : 100	05/24/16	te	pa

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