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Sheet No.

External Works Plan

Date 19.06.206
Current Revision P01
Description Revised

Project Name
Fairview Industrial Estate
25-39 Clayton Road
Hayes, UB3 1AN

Project Number PRI_0151
Project Status PRELIMINARY
Project Address 25-39 Clayton Road
Hayes, UB3 1AN

Notes

This drawing is copyright (C). The reproduction of this drawing is expressly prohibited.

Dimensions and conditions shall be verified on site. Any discrepancies between this drawing and the site conditions shall be raised prior to placing orders or construction. Contractor to check and verify all dimensions before commencing any work.

All work to comply with building regulations and all statutory authorities requirements.

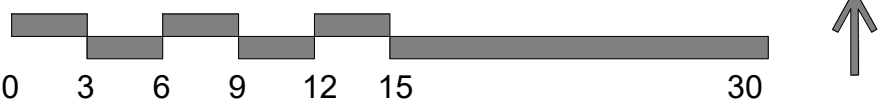
It is the contractors responsibility to ascertain the location of all services prior to the commencement of works.

All structural works to be confirmed by a structural engineer.

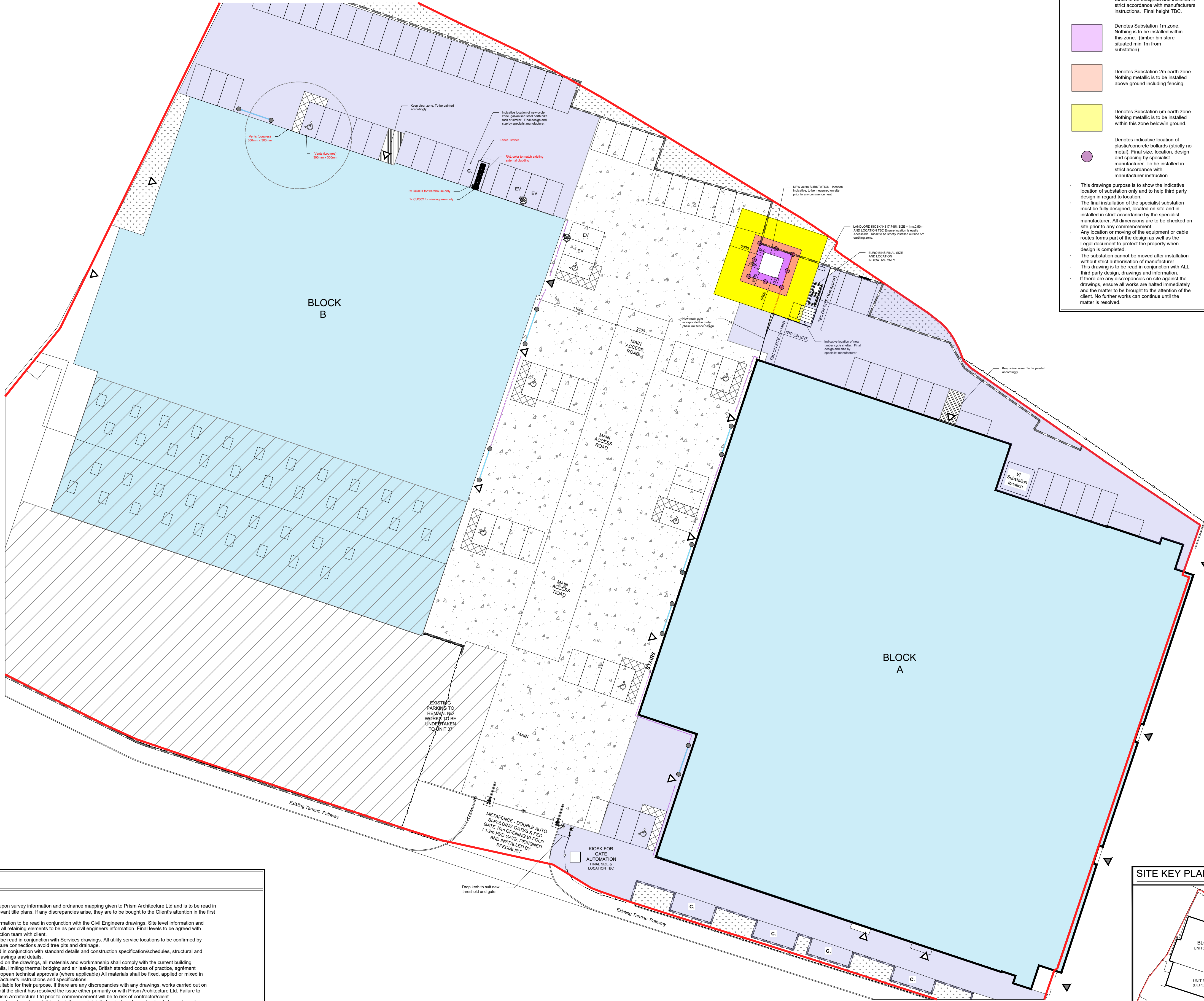
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-724 Lea bridge road.rvt

Scale
1 :
300

NOTES
NOTES: This drawing is based upon survey information and ordinance mapping given to Prism Architecture Ltd and is to be read in conjunction with all relevant title plans. If any discrepancies arise, they are to be bought to the Client's attention in the first instance. - All civil & drainage information to be read in conjunction with the Civil Engineers drawings. Site level information and extent / specification of all retaining elements to be as per civil engineers information. Final levels to be agreed with C. Eng and site construction team with client. - All utility information to be read in conjunction with Services drawings. All utility service locations to be confirmed by utility company and ensure connections avoid tree pits and drainage. - This drawing to be read in conjunction with standard details and construction specification/schedules, structural and consulting engineers drawings and details. - Whether or not indicated on the drawings, all materials and workmanship shall comply with the current building regulations, robust details, limiting thermal bridging and air leakage, British standard codes of practice, agrément certificates or other European technical approvals (where applicable) All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions and specifications. - All materials shall be suitable for their purpose. If there are any discrepancies with any drawings, works carried out on site shall be stopped until the client has resolved the issue either primarily or with Prism Architecture Ltd. Failure to bring discrepancy to Prism Architecture Ltd prior to commencement will be to risk of contractor/client. - Refer to development engineer's and specialist calculations and details for design of any structural elements such as steelwork, block strength etc. - Ensure that all party walls are fire stopped unless client instructs otherwise. - All dimensions shown are taken to structure finish.



1 External Works Plan
1 : 300



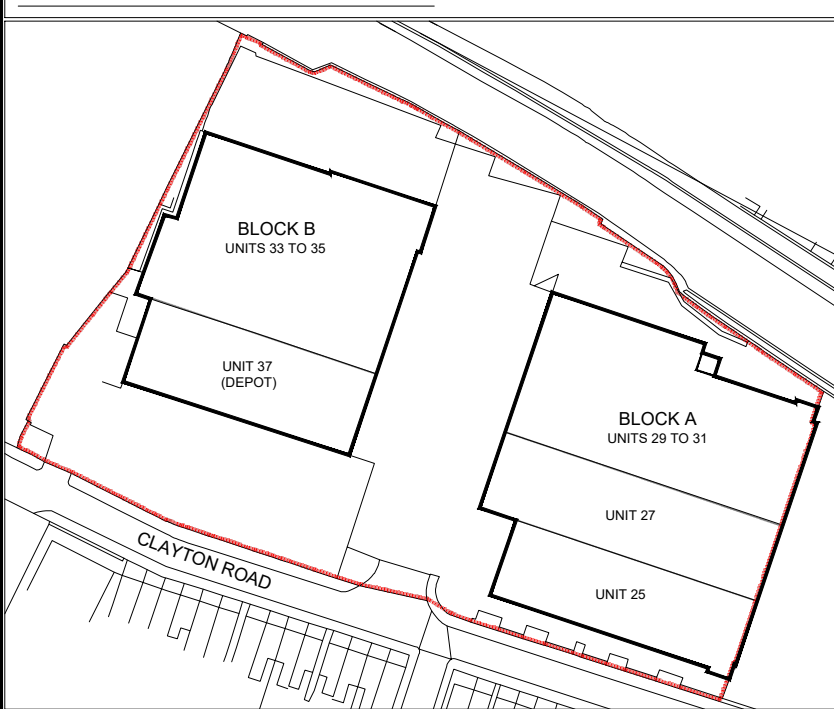
SUBSTATION LEGEND

- Denotes indicative location of chain link metal fence to be designed and installed in strict accordance with manufacturers instructions. New gate to be design and installed by specialist and measured on site prior to commencement. Final height TBC. No metal fence with metal posts to be installed within 5m of substation.
- Denotes indicative location of timber fence to be designed and installed in strict accordance with manufacturers instructions. Final height TBC.
- Denotes Substation 1m zone. Nothing is to be installed within this zone. (timber bin store situated min 1m from substation).
- Denotes Substation 2m earth zone. Nothing metallic is to be installed above ground including fencing.
- Denotes Substation 5m earth zone. Nothing metallic is to be installed within this zone below ground.
- Denotes indicative location of plastic/concrete bollards (strictly no metal). Final size, location, design and spacing by specialist manufacturer. To be installed in strict accordance with manufacturer instruction.
- This drawings purpose is to show the indicative location of substation only and to help third party design in regard to location.
- The final installation of the specialist substation must be fully designed, located on site and installed in strict accordance by the specialist manufacturer. All dimensions are to be checked on site prior to any commencement.
- Any location or moving of the equipment or cable routes forms part of the design as well as the Legal document to protect the property when design is completed.
- The substation cannot be moved after installation without strict authorisation of manufacturer.
- This drawing is to be read in conjunction with ALL third party design, drawings and information.
- If there are any discrepancies on site against the drawings, ensure all works are halted immediately and the matter to be brought to the attention of the client. No further works can continue until the matter is resolved.

EXTERNAL WORKS LEGEND

- Denotes indicative location of new concrete finish.
- Denotes indicative location of new tarmac finish.
- Denotes indicative location of existing soft landscaping/grass.
- Denotes indicative location of new painted car park bays. Note - final location to be reviewed on site.
- The minimum dimensions of a standard car parking bay are 2400x4800mm for spaces and for a wheelchair accessible car parking bay 2400x4800mm plus shared 1200mm transfer zone.
- Site Boundary.
- Denotes indicative location of new fencing - height 2400mm. final design, fixtures and fittings and location by specialist manufacturer.
- Denotes indicative location of new bold vehicle gate to match fencing - Final design, size, fixtures and fittings and location by specialist manufacturer.
- Denotes indicative location of new pedestrian gate to match fencing -Final design, size, fixtures and fittings and location by specialist manufacturer.
- Denotes indicative location of new cycle parking. Ensure Sheffield cycle stands or similar approved are installed for security purposes.
- Denotes indicative location of existing brickwork walls. height varies.
- Denotes indicative location of existing iron railing/fencing/boundary. height varies.
- Denotes indicative location of new barriers. To be installed in strict accordance with specialist manufacturer.
- Denotes location of Up & Over Shutter Door.
- Denotes indicative location of new EV charging location.
- Denotes main access.
- Denotes emergency access.
- Denotes indicative location of new bollard. To be installed in strict accordance with specialist manufacturer.
- Denotes indicative location of new condenser. To be installed in strict accordance with specialist manufacturer. Final location to be measured on site prior to commencement. New cycle zone to be adjacent condenser & new parking bay spaces to be located to suit condenser.

SITE KEY PLAN (NTS)



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Sheet No.

External Works Plan (Detail)

Date 19.06.206
Current Revision P02
Description Revised

Project Name
Fairview Industrial Estate
25-39 Clayton Road
Hayes, UB3 1AN

Project Number PRI_0151
Project Status PRELIMINARY
Project Address 25-39 Clayton Road
Hayes, UB3 1AN

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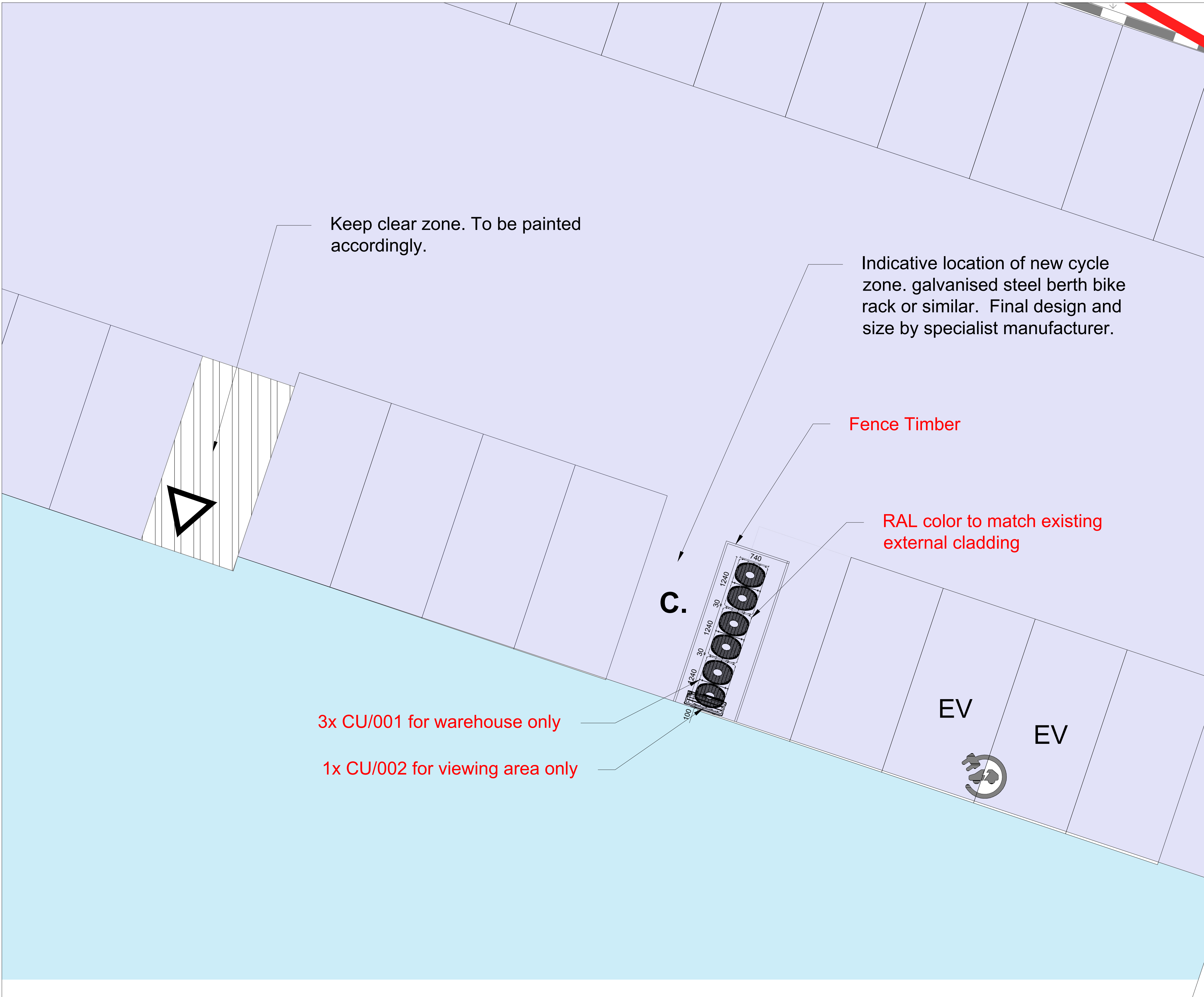
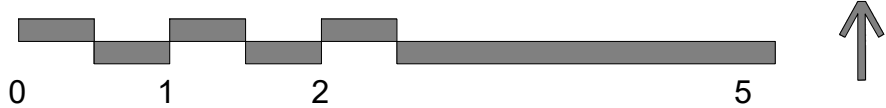
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Scale
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50



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Sheet No.

Elevation

Date19.06.206

Current RevisionP03

DescriptionRevised

Project Name

Fairview Industrial Estate

25-39 Clayton Road

Hayes, UB3 1AN

Project NumberPRI_0151

Project StatusPRELIMINARY

Project Address25-39 Clayton Road
Hayes, UB3 1AN

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Scale

1 : 50

1 Elevation
1 : 100

2 Elevation (Detail)
1 : 50

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