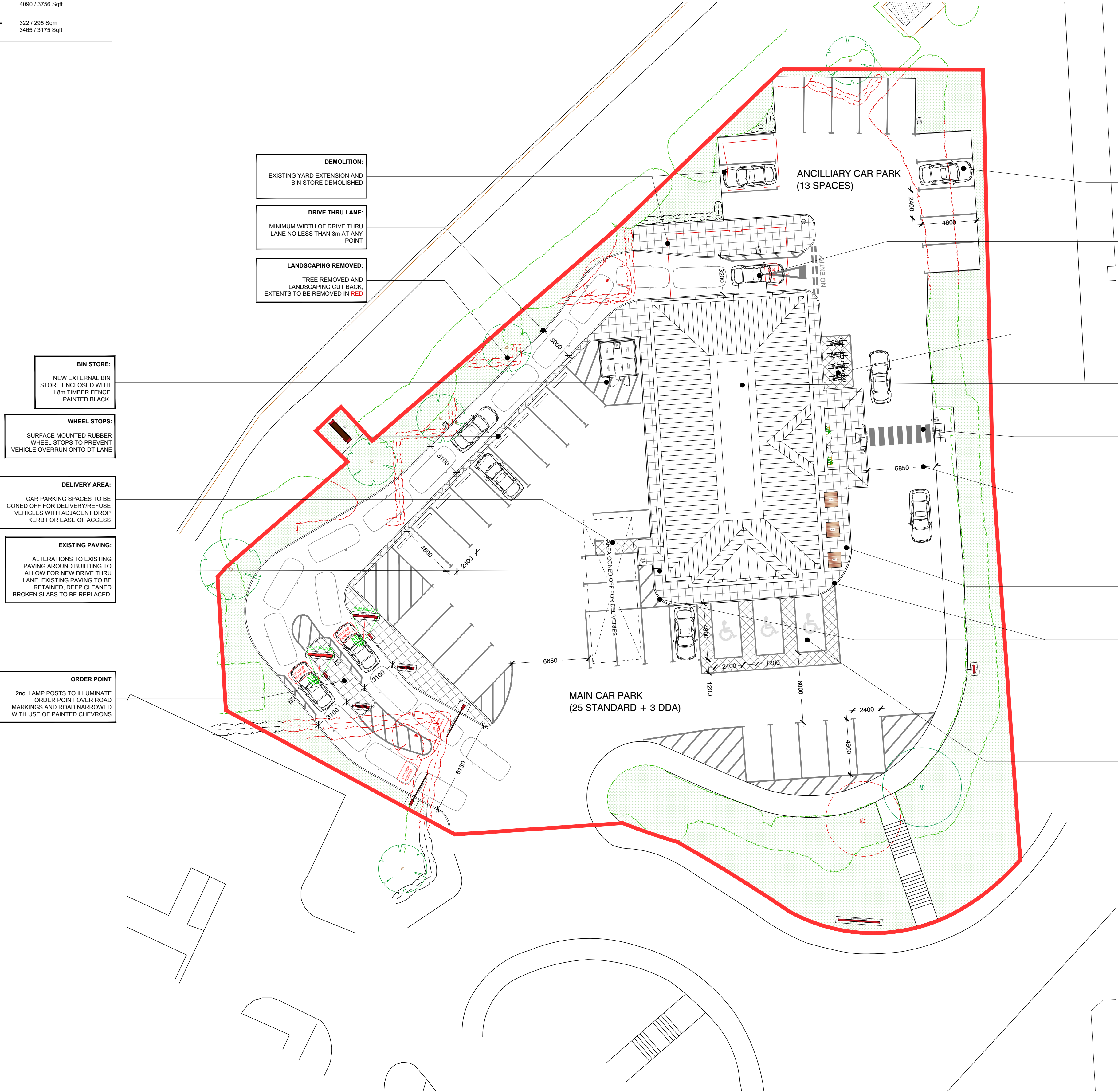


AREA CALCULATIONS	
SITE AREA =	0.338 Ha
EXISTING BUILDING (GEA / GIA) =	380 / 349 Sqm 4000 / 3756 Sqft
PROPOSED BUILDING (GEA / GIA) =	322 / 295 Sqm 3465 / 3175 Sqft



- BIN STORE:**
NEW EXTERNAL BIN STORE ENCLOSED WITH 1.8m TIMBER FENCE PAINTED BLACK.
- WHEEL STOPS:**
SURFACE MOUNTED RUBBER WHEEL STOPS TO PREVENT VEHICLE OVERRUN ONTO DT-LANE
- DELIVERY AREA:**
CAR PARKING SPACES TO BE CONED OFF FOR DELIVERY/REFUSE VEHICLES WITH ADJACENT DROP KERB FOR EASE OF ACCESS
- EXISTING PAVING:**
ALTERATIONS TO EXISTING PAVING AROUND BUILDING TO ALLOW FOR NEW DRIVE THRU LANE. EXISTING PAVING TO BE RETAINED, DEEP CLEANED
BROKEN SLABS TO BE REPLACED.
- ORDER POINT**
2no. LAMP POSTS TO ILLUMINATE ORDER POINT OVER ROAD MARKINGS AND ROAD NARROWED WITH USE OF PAINTED CHEVRONS

- DEMOLITION:**
EXISTING YARD EXTENSION AND BIN STORE DEMOLISHED
- DRIVE THRU LANE:**
MINIMUM WIDTH OF DRIVE THRU LANE NO LESS THAN 3m AT ANY POINT
- LANDSCAPING REMOVED:**
TREE REMOVED AND LANDSCAPING CUT BACK, EXTENTS TO BE REMOVED IN RED

- ANCILLIARY CAR PARK :**
SECONDARY CAR PARKING AREA FOR ADDITIONAL 13no. VEHICLES. ALL BAYS 2.4m x 4.8m
- COLLECTION WINDOW**
NEW DRIVE-THRU COLLECTION WINDOW WITH PROJECTING PORTAL SURROUND AND CANOPY OVERHEAD
- CYCLE RACKS:**
4no. NEW CYCLES RACKS TO ACCOMMODATE 8no. CYCLES ADJACENT TO ENTRANCE
- PLANT AREA:**
EXISTING PLANT AREA ON ROOF TO BE RETAINED
- PEDESTRIAN CROSSING:**
NEW PEDESTRIAN CROSSING WITH TACTILE PAVING AND DROP KERBS WITH LAMP POST OVER
- ACCESS ROADS:**
ALL ACCESS ROUTES ON SITE EXCEED 5.5m IN ALL AREAS
- OUTDOOR SEATING:**
EXTERNAL TABLES LOCATED ADJACENT TO FRONT OF HOUSE GLAZED AREAS
- DROPPED KERBS**
DROPPED KERB AT CORNERS FOR EASE OF ACCESS FOR PEDESTRIANS AND DELIVERIES
- ACC PARKING:**
3no. NEW ACCESSIBLE PARKING BAYS WITH PAINTED CHEVRONS TO VISUALLY INFILL EXISTING ROAD SURFACE. ACCESSIBLE BAYS 2.4m x 4.8m WITH 1.2m HATCH SURROUND

OUTDOOR FURNITURE KEY		
TABLES	QTY	DESCRIPTION
	03	SINGLE SEAT EXTERIOR BENCH WITH TABLE

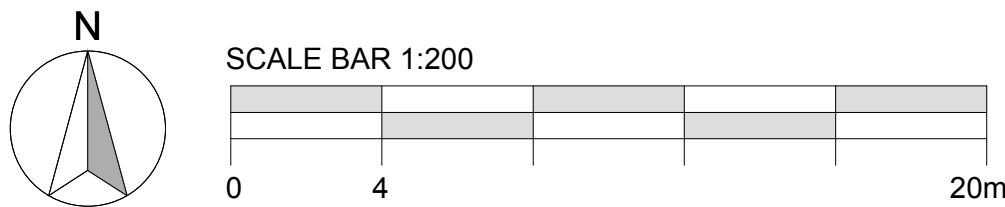
FIXTURES KEY		
ITEM	QTY	DESCRIPTION
	03	SMALL LITTER BIN - BLACK (FOR ADJACENT TO BUILDING)
	05	SEMI-DOMED STAINLESS STEEL SHEFFIELD BOLLARD BX47
	0m	TIMBER KNEE HIGH RAIL FENCE WITH METAL BRACKETS - BLACK
	04	SHEFFIELD STAND CYCLORACK - STAINLESS STEEL

LANDSCAPING KEY		
ITEM	QTY	DESCRIPTION
	02	TIMBER CLAD BOX PLANTER
		GRASS/LANDSCAPING
		PAVING FLAGS
NOTES: EXISTING PAVING: FLAGS CLEANED AND MADE GOOD WHERE REQUIRED; NEW PAVING TO MATCH EXISTING		

PARKING NUMBERS		
BICYCLE		8
CARS (STANDARD)		38
CARS (ACCESSIBLE)		3
CARS TOTAL		41

TIM HORTONS VEHICLE TRACKING		
JAGUAR XJS		YES
MINIBUS		YES
LUTON VAN		YES

P PROPOSED SITE PLAN
PLAN SCALE 1:200 @ A1



IMPORTANT:
ONLY SCALE FOR PLANNING PURPOSES.
ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY, AND SHOULD BE VERIFIED ON SITE BY THE PRINCIPLE CONTRACTOR.
COPYRIGHT:
THIS DRAWING AND THE DETAILS HEREIN ARE THE COPYRIGHT OF BEYOND COMMUNICATIONS LTD AND MUST NOT BE REPRODUCED, ALTERED OR PASSED TO ANY THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT.
THE CONTRACTOR TO ADVISE ON ALL DETAILS AND ENSURE STABILITY AND STRENGTH OF CONSTRUCTION. THE CONTRACTOR TO PROVIDE SETTING OUT AND ROD DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
THE CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND RELATE TO THESE DRAWINGS. THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO DESIGNERS PRIOR TO CONSTRUCTION.
ALL SERVICES TO LOCAL AUTHORITIES, BCO AND ENVIRONMENTAL HEALTH REQUIREMENTS, AND TO SERVICE ENGINEERS DETAILS. ALL STRUCTURE TO STRUCTURAL ENGINEERS DETAILS AND LOCAL AUTHORITIES AND BCO REQUIREMENTS.
ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH CURRENT BUILDING AND FIRE REGULATIONS.
THE CONTRACTOR SHALL COMPLY WITH THE CONSTRUCTION REGULATIONS, FIRE PRECAUTIONS, CODE OF PRACTICE FOR THE PREVENTION OF FIRES ON CONSTRUCTION SITES AND BUILDINGS UNDERGOING REFURBISHMENT, HEALTH & SAFETY AT WORK REGULATIONS 1974.
CODE OF WELFARE CONDITIONS AS OUTLINED IN THE NATIONAL WORKING RULE AGREEMENT FOR THE BUILDING INDUSTRY AND ANY STATUTORY RULES AND ORDERS RELATING TO THE PROVISION AND MAINTENANCE OF WELFARE AND SAFETY MEASURES AND AMENITIES FOR ALL WORK PEOPLE EMPLOYED ON SITE.
CONTRACTOR TO ENSURE, WHERE APPLICABLE, THAT ALL LANDLORDS GUIDELINE REQUIREMENTS ARE MET.
WHERE DRAWING HAVE BEEN ISSUED AS DXF, DWG OR OTHER ELECTRONIC MEANS, THE DESIGNERS CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DATA WITHIN.
YOUR CAD SYSTEM AFTER TRANSFORMATION, THE RECIPIENT IS ADVISED TO USE THE TRANSLATED DATA ONLY AS BACKGROUND FOR DRAWING PURPOSES.

B	12/06/2021	CRITICAL DIMENSIONS SHOWN TO KEY AREAS. ADDITIONAL ANNOTATION TO CLARIFY HDN QUERIES	MC
A	12/06/2021	DRAWING UPDATED TO SHOW TREE AS REMOVED FROM DRIVE-THRU LANE ENTRANCE	MC
REV	DATE	DESCRIPTION	NAME

Status: **PLANNING**

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Client:
Tim Hortons

Project Name:
LEEDS BATLEY

Format:
NON-STANDARD DRIVE-THRU

Title:
PROPOSED SITE PLAN

Site Address:
**CENTRE 27 BUSINESS PARK
GELDERD ROAD
BATLEY
WF17 9TB**

Drawing No:
7330-PS-01.5

Rev:
B

Date: 04/03/2021 Scale: 1:200 @A1

Drawn by:
MC

Checked:
DB