

AREA CALCULATIONS	
SITE AREA =	0.323 Ha
EXISTING BUILDING (GEA / GIA) =	444 / 382 Sqm 4779 / 4112 Sqft
PROPOSED BUILDING (GEA / GIA) =	436 / 371 Sqm 4693 / 3993 Sqft

DEMOLITION KEY	
	EXTENTS OF EXTERNAL WALLS TO BE DEMOLISHED

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

FIXTURES KEY		
ITEM	QTY	DESCRIPTION
	01	SMALL LITTER BIN - BLACK (FOR ADJACENT TO BUILDING)
	02	SEMI-DOMED STAINLESS STEEL SHEPHERD BOLLARD 80x7
	20m	TIMBER KNEE HIGH RAIL FENCE WITH METAL BRACKETS - BLACK

LANDSCAPING KEY		
ITEM	QTY	DESCRIPTION
	07	EXISTING TREES TO BE REMOVED
	07	REPLACEMENT TREE PLANTING
	03	TIMBER CLAD BOX PLANTER
		GRASS
		TARMAC
		PAVING FLAGS
		GRAVEL BARK MULCH

**NOTES:**  
EXISTING PAVING: FLAGS CLEANED AND MADE GOOD WHERE REQUIRED; NEW PAVING TO MATCH EXISTING

PARKING NUMBERS	
BICYCLE	8
CARS (STANDARD)	56
CARS (ACCESSIBLE)	4
<b>CARS TOTAL</b>	<b>60</b>

**IMPORTANT:**  
ONLY SCALE FOR PLANNING PURPOSES.  
ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY, AND SHOULD BE VERIFIED ON SITE BY THE PRINCIPLE CONTRACTOR.

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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 (GENERAL) REGULATIONS, CODE OF PRACTICE FOR THE PREVENTION OF FIRES ON CONSTRUCTION SITES AND BUILDINGS UNDERGOING REPAIR/RENEWAL HEALTH AND 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.

REV	DATE	DESCRIPTION	NAME
E	05/07/2021	DRAWING SHEET UPDATED	MC
D	28/06/2021	DRAWING AMENDED	MC
C	25/06/2021	CYCLE RACK POSITIONS SHOWN ON PLAN	MC
B	11/06/2021	DRAWING AMENDED: AREA CALCULATIONS UPDATED	MC
A	04/06/2021	NEW TREES PLANTING SHOWN	MVB

REV	DATE	DESCRIPTION	NAME
Status: <b>PLANNING</b>			

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Client:  
**Tim Hortons**

Project Name:  
**7416 TEESSIDE**

Format:  
**NON-STANDARD DRIVE-THRU**

Title:  
**PROPOSED SITE PLAN**

Site Address:  
**Haydock Park Road  
Teesside Retail Park  
Stockton-on-Tees  
TS17 7BG**

Drawing No:  
**7416-PL-01.5**

Date: 17/05/2021 Scale: 1:200 @A1

Drawn by: MVB Checked: MC



**EXISTING TREES:**  
EXISTING TREE TO BE RETAINED INDICATED IN GREEN

**NEW TREES:**  
7no. NEW TREES TO BE PLANTED IN INDICATED LOCATIONS

**TREES:**  
TREES AND LANDSCAPING TO BE REMOVED TO BE INDICATED IN RED

**NEW PARKING:**  
17no. NEW PARKING BAYS FORMED TO NORTH OF SITE DENOTED WITH 'C' SYMBOL

**DELIVERY AREA:**  
7no. PARKING BAYS CONED OFF FOR DELIVERY/REFUSE VEHICLE PARKING AND MANEUVERING

**CYCLE STANDS:**  
4no. NEW CYCLE STANDS TO ACCOMMODATE 8no. NEW CYCLES

**COLD STORES:**  
NEW COLD STORES AND PLANT WITH 3.3m TIMBER FENCE SURROUND, ALSO FORMING PLANTIN YARD, PAINTED BLACK

**COLLECTION POINT:**  
DRIVE THRU WINDOW WITH BOLLARD PROTECTION AND LAMP POST, ROAD NARROWED WITH USE OF CHEVRONS

**KNEE HIGH RAIL:**  
RAIL ALONG EDGE OF DT LANE IN TO DISCOURAGE PEDESTRIAN ACCESS OVER DT LANE FROM ADJACENT PARKING BAYS, FINISHED IN BLACK

**DROP KERBS:**  
EXISTIN LEVEL KERBLINE BETWEEN ROAD AND PAVEMENT RETAINED ALONG ENTRANCE AREA

**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.

**NEW PARKING:**  
8no. NEW PARKING BAYS FORMED TO WEST OF SITE DENOTED WITH 'C' SYMBOL

**DRIVE THRU LANE:**  
NEW DRIVE THRU LANE WITH PAINTED CHEVRONS AT ENTRANCE

**PARKING RELOCATED:**  
5no. PARKING BAYS RELOCATED ADJACENT TO BUILDING WITH WHEELSTOPS TO PREVENT VEHICLE OVERRUN

**ORDER POINT:**  
ORDER POINT WITH PAINTED CHEVRONS ON ROAD SURFACE AND LAMPPOST OVER

**DEMOLITION WORKS:**  
EXTENSION AND REAR YARD TO BE DEMOLISHED, EXTENT INDICATED IN RED

**P PLAN** PROPOSED SITE PLAN  
SCALE 1:200 @ A1

