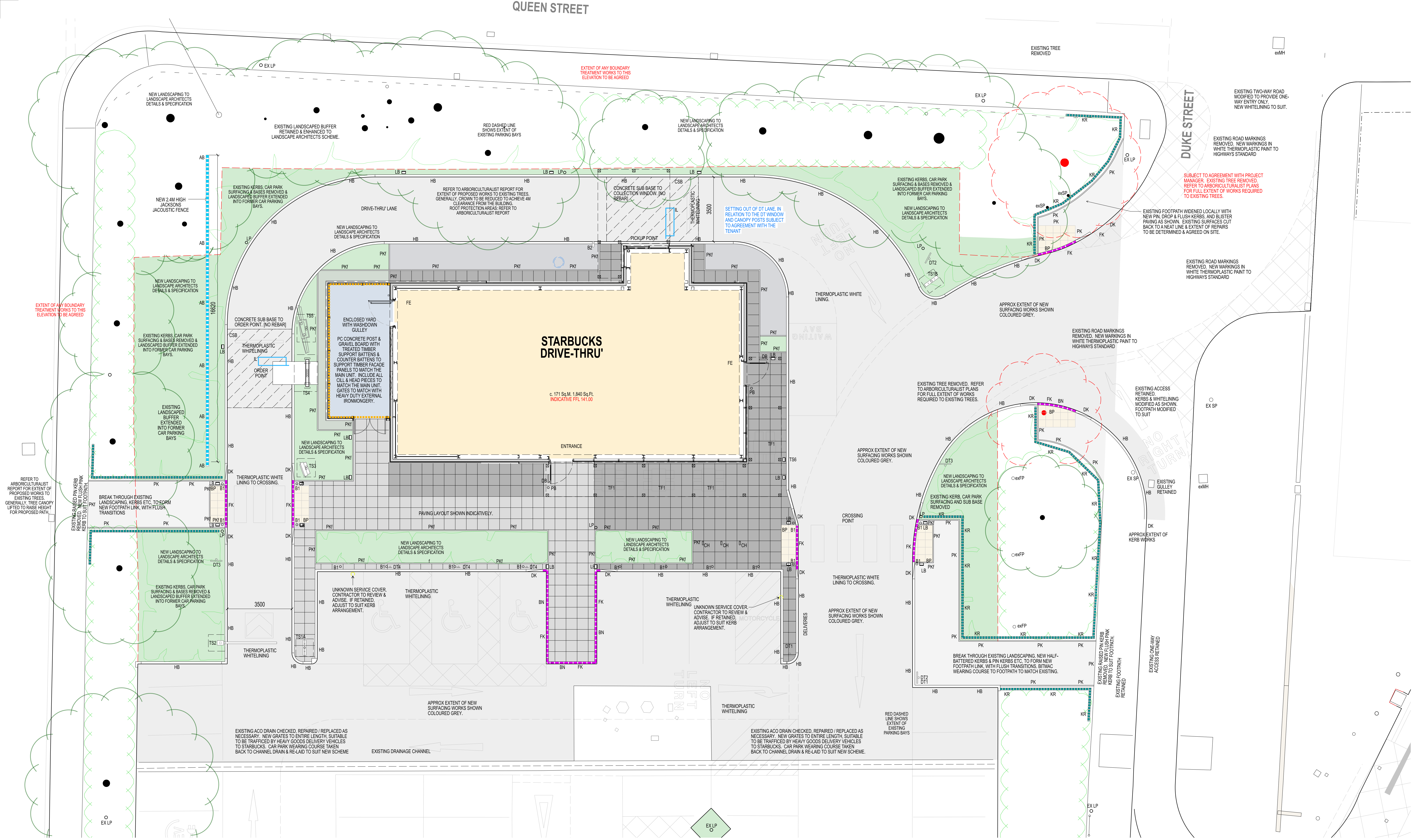
QUEEN STREET
DUKE STREET
STARBUCKS
DRIVE-THRU'
c. 171 Sq.M. 1,840 Sq.Ft.
INDICATIVE FFL 141.00
ENTRANCE
FE
EX LP
exMH
EX SP
exSP
exFP
EXISTING TREE REMOVED
EXTENT OF ANY BOUNDARY TREATMENT WORKS TO THIS ELEVATION TO BE AGREED
NEW LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS & SPECIFICATION
EXISTING LANDSCAPED BUFFER RETAINED & ENHANCED TO LANDSCAPE ARCHITECTS SCHEME.
RED DASHED LINE SHOWS EXTENT OF EXISTING PARKING BAYS
NEW 2.4M HIGH JACKSONS JACOUSTIC FENCE
EXISTING KERBS, CAR PARK SURFACING & BASES REMOVED & LANDSCAPED BUFFER EXTENDED INTO FORMER CAR PARKING BAYS.
DRIVE-THRU' LANE
REFER TO ARBORICULTURALIST REPORT FOR EXTENT OF PROPOSED WORKS TO EXISTING TREES. GENERALLY, CROWN TO BE REDUCED TO ACHIEVE 4M CLEARANCE FROM THE BUILDING. ROOT PROTECTION AREAS: REFER TO ARBORICULTURALIST REPORT
CONCRETE SUB BASE TO COLLECTION WINDOW. [NO REBAR]
PICKUP POINT
THERMOPLASTIC WHITELINING
3500
SETTING OUT OF DT LANE, IN RELATION TO THE DT WINDOW AND CANOPY POSTS SUBJECT TO AGREEMENT WITH THE TENANT
NO LEFT TURN
WAITING BAY
16620
CONCRETE SUB BASE TO ORDER POINT. [NO REBAR]
ORDER POINT
ENCLOSED YARD WITH WASHDOWN GULLEY
PC CONCRETE POST & GRAVEL BOARD WITH TREATED TIMBER SUPPORT BATTENS & COUNTER BATTENS TO SUPPORT TIMBER FACADE PANELS TO MATCH THE MAIN UNIT. INCLUDE ALL CILL & HEAD PIECES TO MATCH THE MAIN UNIT. GATES TO MATCH WITH HEAVY DUTY EXTERNAL IRONMONGERY.
EXISTING LANDSCAPED BUFFER EXTENDED INTO FORMER CAR PARKING BAYS
REFER TO ARBORICULTURALIST REPORT FOR EXTENT OF PROPOSED WORKS TO EXISTING TREES. GENERALLY, TREE CANOPY LIFTED TO RAISE HEIGHT FOR PROPOSED PATH.
EXISTING RAISED PIN KERB REMOVED. NEW FLUSH PINK KERB TO SUIT FOOTPATH.
BREAK THROUGH EXISTING LANDSCAPING, KERBS ETC, TO FORM NEW FOOTPATH LINK, WITH FLUSH TRANSITIONS
THERMOPLASTIC WHITE LINING TO CROSSING.
PAVING LAYOUT SHOWN INDICATIVELY.
UNKNOWN SERVICE COVER. CONTRACTOR TO REVIEW & ADVISE. IF RETAINED, ADJUST TO SUIT KERB ARRANGEMENT.
THERMOPLASTIC WHITELINING
MOTORCYCLE
DELIVERIES
APPROX EXTENT OF NEW SURFACING WORKS SHOWN COLOURED GREY.
EXISTING ACO DRAIN CHECKED, REPAIRED / REPLACED AS NECESSARY. NEW GRATES TO ENTIRE LENGTH, SUITABLE TO BE TRAFFICED BY HEAVY GOODS DELIVERY VEHICLES TO STARBUCKS. CAR PARK WEARING COURSE TAKEN BACK TO CHANNEL DRAIN & RE-LAID TO SUIT NEW SCHEME
EXISTING DRAINAGE CHANNEL
THERMOPLASTIC WHITE LINING.
EXISTING TREE REMOVED. REFER TO ARBORICULTURALIST PLANS FOR FULL EXTENT OF WORKS REQUIRED TO EXISTING TREES.
CROSSING POINT
THERMOPLASTIC WHITE LINING TO CROSSING.
EXISTING KERB, CAR PARK SURFACING AND SUB BASE REMOVED
BREAK THROUGH EXISTING LANDSCAPING. NEW HALF-BATTERED KERBS & PIN KERBS ETC, TO FORM NEW FOOTPATH LINK, WITH FLUSH TRANSITIONS. BITMAC WEARING COURSE TO FOOTPATH TO MATCH EXISTING.
RED DASHED LINE SHOWS EXTENT OF EXISTING PARKING BAYS
EXISTING TWO-WAY ROAD MODIFIED TO PROVIDE ONE-WAY ENTRY ONLY. NEW WHITELINING TO SUIT.
EXISTING ROAD MARKINGS REMOVED. NEW MARKINGS IN WHITE THERMOPLASTIC PAINT TO HIGHWAYS STANDARD
SUBJECT TO AGREEMENT WITH PROJECT MANAGER. EXISTING TREE REMOVED. REFER TO ARBORICULTURALIST PLANS FOR FULL EXTENT OF WORKS REQUIRED TO EXISTING TREES.
EXISTING FOOTPATH WIDENED LOCALLY WITH NEW PIN, DROP & FLUSH KERBS, AND BLISTER PAVING AS SHOWN. EXISTING SURFACES CUT BACK TO A NEAT LINE & EXTENT OF REPAIRS TO BE DETERMINED & AGREED ON SITE.
EXISTING ACCESS RETAINED. KERBS & WHITELINING MODIFIED AS SHOWN. FOOTPATH MODIFIED TO SUIT
NO RIGHT TURN
EXISTING GULLEY RETAINED
APPROX EXTENT OF KERB WORKS
EXISTING RAISED PIN KERB REMOVED. NEW FLUSH PINK KERB TO SUIT FOOTPATH.
EXISTING FOOTPATH RETAINED
EXISTING ONE-WAY ACCESS RETAINED
AB
HB
PK
PKf
DK
FK
BN
BP
KR
B1
B2
LB
LP
CH
IL
DB
PB
CSB
TS1A
TS1B
TS2
TS3
TS4
TS5
TS6
TF1
DT1
DT2
DT3
DT4

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF R G PARTNERSHIP LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE. ©

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

N

MATERIALS KEY

▨	BITMAC ROADS, PARKING BAYS & DT LANES
▨	BRUSHED CONCRETE WITH TROWELLED EDGE FINISH
▨	CONCRETE PAVING FLAGS 600x600mm MARSHALLS URBEX PAVING. COL: NATURAL TEXTURED
▨	CONCRETE PAVING FLAGS 600x600mm MARSHALLS URBEX PAVING. COL: CHARCOAL TEXTURED
▨	DECORATIVE PEBBLES SCOTTISH MORAY PEBBLES (SMALL) ON WEED CONTROL BARRIER MAT
🟩	SOFT LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS
▨	BUFF BLISTER PAVING 400 X 400
■■■■■	FENCE TYPE 1 2.5m HIGH [2.4m RQD'] JACKSONS JACOUSTIC REFLECTIVE TIMBER FENCE @ 25kg/m2 SURFACE DENSITY. [MIN SURFACE DENSITY OF 12kg/m2 RQD']. FENCE MUST HAVE RELEVANT TEST CERTIFICATES.
■■■■■	FENCE TYPE 2 TIMBER KNEE RAIL. 100mm x 100mm x 1.8m TOP RAIL , WITH 1200mm BIRDSMOUTH POSTS (600mm ABOVE GROUND) ALL TREATED TIMBER (TANALISED), WITH GALVANISED STEEL 'BISHOP' STRAPS & FIXINGS.
■■■■■	FENCE TYPE 3 YARD FENCE & MATCHING GATES CONCRETE POST & GRAVEL BOARD FENCE, WITH TIMBER SUPPORTS TO SUPPORT 9MM TRICOYA MDF PANEL WITH 69X69mm ACCOYA BATTENS OVER, FINISH, TECKNOS WOODEX - AQUA CLASSIC - T8040
━━	APPROX EXTENT OF WORKS
━━	[*FK*] FLUSH KERB
DK	DROP KERB
PK	PIN KERB
PKf	PIN KERB [FLUSH]
HB	HALF BATTERED KERB
BN	BULLNOSE KERB
BP	BLISTER PAVING COLOUR BUFF
B1	SS ANTI-RAM BOLLARD
B2	CRANKED BOLLARD
LB	ILLUMINATED BOLLARD
CH	CYCLE HOOP
IL	INDUCTION LOOP
LP	LAMPOST
DB	DOOR BARRIER
PB	AUTOMATIC DOOR PUSH BUTTON POST
KR	TIMBER KNEE RAIL (AS FT2 ABOVE)
AB	ACOUSTIC BARRIER (AS FT1 ABOVE)
CSB	CONCRETE SUB-BASE
TS1A	TENANT SIGN 1A [DRIVE THRU DIRECTIONAL] 950 x 950 x 700 CONC BASE 50mm ELEC DUCT
TS1B	TENANT SIGN 1B [THANK YOU / NO ENTRY] 950 x 950 x 700 CONC BASE 50mm ELEC DUCT
TS2	TENANT SIGN 2 [HEIGHT RESTRICTOR] 900 x 900 x 1000 CONC BASE 50mm ELEC DUCT
TS3	TENANT SIGN 3 [PREVIEW MENU BOARD] 1000x1000x1000 CONC BASE 50mmELEC 50mmDATADUC
TS4	TENANT SIGN 4 [SPEAKER CANOPY] 2000x1240x1000 CONC BASE 50mmELEC + 50mm & 100mmDATA DUCT
TS5	TENANT SIGN 5 [PANEL MENU] 1500x1000x1000 CONC BASE 50mmELEC 50mmDATADUC
TS6	TENANT SIGN 6 [DELIVERY DRIVER WAYFINDING]
TS7	TENANT SIGN 7 [ELEV 1500mm ROUNDEL]
TS8	TENANT SIGN 8 [ELEV DRIVE THRU LETTERS]
TS9	TENANT SIGN 9 [ELEV 250mm WORDMARK]
TS10	TENANT SIGN 10 [ELEV WALL SCONCE FEATURE]
TS11	TENANT SIGN 11 [ELEV CANOPY LIGHTING]
TT1	TENANT TOTEM POSITION TO BE AGREED
TF1	TENANT FURNITURE 1 ALL SIGNS, BASES, AND DUCT REQUIREMENTS FOR TENANT SIGNS TO BE CONFIRMED BY THE TENANT PRIOR TO INSTALLATION
DT1	DFT SIGN 1 - NO ENTRY
DT2	DFT SIGN 2 - NO LEFT TURN
DT3	DFT SIGN 3 - CROSSING POINT
DT4	DFT SIGN 4 - ACCESSIBLE PARKING BAY
DT5	DFT SIGN 5 - GIVE WAY
SP	SIGN POST
FP	FLAG POLE

adam.pridgeon St Mary's gate Rochdale 22/12/2025 20:40:59 P:\0DGN\11000\11300-11399\11390\1-Sheets\06_C_Construction\11390-3-C-L05.dgn

GENERAL NOTES

TO BE READ IN CONJUNCTION WITH ALL TENANTS, ARCHITECTS, ENGINEERS, M&E CONSULTANTS, SUBCONTRACTORS & SPECIALIST FABRICATORS DRAWINGS & SPECIFICATIONS. THE TENANTS SPECIFICATION IS DEEMED TO TAKE PRECIDENCE. **IN THE EVENT OF A DISCREPANCY, ADVICE MUST BE SOUGHT FROM THE PROJECT MANAGER.**

EXTENT OF EXISTING SURFACES, FEATURES, MANHOLES, SERVICES, ETC. INDICATIVE ONLY. REFER TO TOPOGRAPHIC SURVEYS & STATS RECORD DRGS FOR FULL DETAILS OF EXISTING FEATURES. RGP HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION, AND THEREFORE CANNOT GUARANTEE ITS ACCURACY. RGP WILL NOT ACCEPT ANY LIABILITY FOR ANY ERRORS OR OMISSIONS IN THAT DATA, OR ANY SUBSEQUENT ERRORS WHICH MAY RISE IF RELIANCE IS PLACED ON THAT DATA.

AS PART OF THE TENDER PROCESS THE CONTRACTORS ARE TO VISIT SITE AND ARE TO CARRY OUT WHATEVER INVESTIGATIVE WORK IS REQUIRED FOR THEM TO BE ABLE TO ACCURATELY DETERMINE THE NATURE AND EXTENT OF ALL WORK REQUIRED TO COMPLETE THE PROJECT. THE INVESTIGATIVE WORK IS TO BE NON-INVASIVE IN OCCUPIED TENANCIES WITHOUT THE EXPRESS PERMISSION OF THE PROJECT MANAGER AND CLIENT. ALL ACCESS EQUIPMENT FOR THE INVESTIGATIONS IS TO BE PROVIDED BY THE CONTRACTORS AT THEIR OWN EXPENSE. THE CONTRACTORS ARE TO ADVISE THE CLIENT OF ANY ITEMS OF WORK, COMPONENTS OR OTHER MATTERS THAT MIGHT AFFECT THE PROJECT AS SOON AS THEY BECOME APPARENT. IT WILL BE ASSUMED THAT THESE INVESTIGATIONS HAVE BEEN CARRIED OUT AND THAT THE CONTRACTORS HAVE FULL KNOWLEDGE OF ALL OF THE WORK REQUIRED WHEN THEIR TENDERS ARE SUBMITTED. THE CONTRACTORS ARE TO ADVISE WITH TENDERS OF ANY AREAS OF WORK THAT HAVE NOT BEEN FULLY EXPLORED OR INCLUDED WITHIN THEIR TENDER.

CONTRACTOR TO CARRY OUT THEIR OWN SURVEY AND INVESTIGATION TO DETERMINE EXISTING FEATURES, SURFACE WATER, FOUL WATER, SERVICES ETC.. ALL EXISTING STRUCTURES & EXISTING ELEMENTS SUBJECT TO CONFIRMATION ON SITE.

THE CONTRACTORS MUST COORDINATE THEIR OWN WORKS WITH OTHERS AND TAKE ALL SITE DIMENSIONS OF EXISTING AND PROPOSED CONSTRUCTION DETAILS. THE CONTRACTORS WILL BE FULLY RESPONSIBLE FOR TAKING ALL SITE DIMENSIONS TO ENSURE THE FIT OF ALL NEW COMPONENTS TO THE EXISTING OR NEW WORKS, AND ENSURE THEY ARE FULLY COORDINATED ON SITE.

THE CONTRACTORS ARE RESPONSIBLE FOR AND ARE TO PROVIDE PRODUCT AND DESIGN WARRANTIES AS FOR THE FOLLOWING ITEMS :-

- ROOFING AND CLADDING
- GUTTER AND RAINWATER PIPE PROFILE AND CAPACITY DESIGN
- LIGHTNING PROTECTION
- CURTAIN WALLING
- BUILDING FRAME AND CONNECTIONS
- ANY GAS MEMBRANE DESIGN AND INSTALLATION (WHERE REQUIRED)

THIS DRAWING SHOWS THE CONCEPTUAL REQUIREMENTS FOR THE CONSTRUCTION OF THE BUILDING AND IS TO BE USED BY THE MAIN CONTRACTOR AS A BASIS FOR THE PRODUCTION OF DESIGN AND LAYOUT DRAWINGS BY HIS SUBCONTRACTORS, FOR COMMENT BY THE CONTRACT ADMINISTRATOR / ARCHITECT

THE CONTRACTOR IS TO ISSUE ENGINEERING AND ARCHITECTURAL DRAWINGS TO HIS SUBCONTRACTORS WHO ARE TO REVIEW THE REQUIREMENTS AND IN CONJUNCTION WITH EACH OTHER ARE TO COORDINATE ALL WORK, MATERIALS AND COMPONENTS TO THE EXTENT THAT ANY CONFLICTS, OMISSIONS OR FURTHER REQUIREMENTS ARE IDENTIFIED PRIOR TO WORKS BEING CARRIED OUT.

THE CONTRACTOR IS TO ADVISE THE CONTRACT ADMINISTRATOR / ARCHITECT AS SOON AS SUCH OMISSIONS, CONFLICTS OR FURTHER REQUIREMENTS BECOME APPARENT

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL STEELWORK, CLADDING, SERVICES, COMPONENTS ETC HAVE BEEN COORDINATED TO THE EXTENT THAT THERE ARE NO DELAYS TO PROGRAMME CAUSED BY LACK OF COMPONENTS, SUPPORTS, DESIGN INFORMATION, ETC.

ALL WORKS TO BE IN COMPLIANCE WITH CURRENT REGULATIONS, STANDARDS, AND INDUSTRY BEST PRACTICES. COPIES OF ALL RELEVANT CONSENTS TO BE PROVIDED TO THE TENANT ON COMPLETION.

SIGNAGE SHOWN IS INDICATIVE AND SUBJECT TO AGREEMENT AND A SEPERATE ADVERTISMENT APPLICATION BY THE TENANT.

A FINAL 'AS CONSTRUCTED' SHELL SBEM CALCULATION, SHELL EPC CERTIFICATE, AND AIR PRESSURE TEST IS TO BE PROVIDED TO THE TENANT ON COMPLETION.

THE UNIT MUST BE REGISTERED ON THE ROYAL MAIL'S 'CONSTRUCTION IN PROGRESS' LIST AND THE FULL ADDRESS PROVIDED TO THE TENANTS REPRESENTATIVE NO LATER THAN 12 WEEKS PRIOR TO SHELL PC.

SITE PLAN BASED ON TOPOGRAPHIC SURVEY BY SURVEY OPERATIONS. REFER TO DRAWING A0 21G200/001 FOR FULL DETAILS.

ITEMS SHOWN IN BLUE ARE SUBJECT TO CONFIRMATION BY THE TENANT

EXTERNAL WORKS

ROADS
EXISTING ROADS AND CAR PARK RECONFIGURED TO THE NEW LAYOUT. NEW WEARING SURFACES TO EXTENTS SHOWN & AS SPECIFIED BY THE STRUCTURAL ENGINEER, ALL TO SUIT SUITABLE OPERATIONAL VEHICLE LOADS. LEVELS AT THE DT WINDOW TO BE SUCH THAT A CAR CAN REMAIN STATIONARY WITHOUT THE USE OF BRAKES. AT THE ORDER AND COLLECTION POINTS, A CONCRETE SUB BASE SLAB TO BE PROVIDED UNDER THE BITMAC FINISHES, ALL TO ENGINEERS DETAILS. NO RE-BAR.

ROAD MARKINGS AS SHOWN, TO BE WHITE THERMOPLASTIC GENERALLY. WATCO THERMOPLASTIC ROADMARKER PAINT. KERBS TO BE FULL-FACE HALF-BATTER, UNLESS NOTED OTHERWISE. HEAVY-DUTY ANTI-SLIP TWO-PART EPOXY BASED CHEMICAL RESISTANT PAINT TO ACCESSIBLE BAY SYMBOLS AND DT LANE MARKINGS.

FLUSH KERBS AT ALL CROSSINGS, ALONG THE MAIN RETAIL FRONTAGE, AND WHERE SHOWN. ALL CHANGES IN DIRECTION & HEIGHTS TO PROPOSED KERBS, TO BE DONE WITH STANDARD UNITS INC CORNER / RADIUSED UNITS I.E. NO BUTT ENDS.

ALL AREAS OF LANDSCAPING, ROADS, PATHWAYS, KERBS, FENCES ETC, DISRUPTED BY THE WORKS TO BE MADE GOOD.

YARDS
ALL TO ENGINEERS DETAILS.
GENERALLY, BRUSHED CONCRETE WITH TROWELLED MARGINS. CONTROL JOINTS TO ENG SPECIFICATION. SURFACES TO BE LAID TO FALLS, FALLING AWAY FROM THE BUILDING / DOORS, TO SUIT THE DRAINAGE SCHEME (MIN 1 No. CENTRAL GULLEY), TO PREVENT PONDING, AND TO SUIT THE TENANTS M&E FITOUT.

PAVING
REFER TO THE SPECIFICATION FOR FULL DETAILS OF PAVING TYPES. BASE AND SUB-BASE DESIGN TO ENGINEERS DETAILS. PAVING LAYOUT SUBJECT TO AGREEMENT. ALL LAID TO SUITABLE FALLS TO AVOID PONDING AND CONFORM WITH THE REQUIREMENTS OF THE SPECIFICATION. PAVING TO HAVE APPLIED PROPRIETARY SEALER. GENERALLY, PAVING TO BE LAID TO 1:40 / 1:60 AT THE FRONT DOOR.
RECESSED COVER LIDS TO ALL MANHOLE AND INSPECTION COVERS IN PAVED AREAS. ALL LIDS TO BE ALIGNED SQUARE TO THE PAVING, AND TO BE WHOLLY SAT WITHIN THE PAVING, BITMAC OR LANDSCAPING: NOT STRADDLING.
BUFF COLOURED BLISTER PAVING AT CROSSING POINTS, FLUSH WITH PAVING & ROAD SURFACING, INSTALLED IN ACCORDANCE WITH REQUIRED REGULATIONS.
50MM FLAT-TOP PIN KERBS TO BE PROVIDED BETWEEN AREAS OF PAVING AND ADJACENT LANDSCAPING / SURFACING TYPES, AND BETWEEN PAVED AND BITMAC SURFACES.

DRAINAGE & SERVICES
ALL TO ENGINEERS DETAILS. LEVEL SCHEME SUBJECT TO AGREEMENT WITH THE TENANT.
GENERALLY, SURFACES TO BE LAID TO FALLS TO PREVENT PONDING, FALLING AWAY FROM THE BUILDING / DOORS. ALTERATIONS TO EXISTING SERVICES, GRIDS, GULLEYS, HYDRANTS, VALVES, STOP TAPS ETC. TO SPECIALIST DETAILS. EXTENT OF RETAINED SHOWN, SUBJECT TO CONFIRMATION BY RELEVANT SPECIALISTS.

WHERE MANHOLES OR COVERS STRADDLE MULTIPLE SURFACES, ADJUST AS NECCASARY TO SIT WHOLLY WITHIN ONE SURFACE.

STREET FURNITURE
B1 = BOLLARD. STAINLESS STEEL CAST-IN BOLLARD, 1200mm HIGH ABOVE GROUND, AUTOPA PLAIN ROUND BOLLARD 168mm DIA SS GRADE 316, PRODUCT TO BE AGREED WITH THE TENANT. STAINLESS STEEL BEZEL TO COVER JOINT IN CORE DRILLED PAVING, RESIN BONDED TO PAVING. ALL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
B2 = CRANKED BOLLARD. AUTOPA GALVANISED STEEL CRANKED BOLLARD, POWDERCOATED BLACK WITH 100MM REFLECTIVE BAND TO TOP, 101mm DIA, 1200mm HIGH ABOVE GROUND, AND 450mm BELOW GROUND, SET IN CORE DRILLED PAVING. ALL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

LB = ILLUMINATED BOLLARD. ANSELL DUET LED BOLLARD, 20W, LED COLOUR 4000K, 800MM ABOVE GROUND, GRAPHITE FINISH. EQUAL OR APPROVED.

CH = 3 No. VROOM ALUMINIUM CYCLE HOOPS, ROOT MOUNTED THROUGH NEATLY FORMED SLOTTED HOLES IN THE PAVING.

IL = INDUCTION LOOP TO SPECIALIST DETAILS AND SET OUT [CDW LTD]. NOTE: NO METAL / REBAR ETC TO BE WITHIN 1M OF INDUCTION LOOP. INDUCTION LOOPS TO BE INSTALLED UNDER THE WEARING COURSE, AND NOT CUT-IN. 100mm DIA DUCTS TO TERMINATE INTERNALLY IN DT WINDOW LOCATION.

LP= LAMP POSTS TO BE FAGERHULT 550500-20100 EVOLUME 75, LED COLOUR 750K, ANTHRACITE GREY FINISH. EQUAL OR APPROVED.

DB = EXTERNAL ENTRANCE DOOR BARRIER TO BE BROXAP BX14/DB STAINLESS STEEL BARRIER, GRADE 316, ROOT MOUNTED THROUGH CORE-DRILLED HOLES, INCLUDE FOR S/S BEZEL, GRADE 316, TO COVER PAVING, RESIN BONDED, TO COMPLY WITH APPROVED DOCUMENTS K & M.
PB = AUTOMATIC DOOR PUSH BUTTON POST. STAINLESS STEEL GRADE 316 POST CORE DRILLED THROUGH PAVING WITH STAINLESS STEEL COVER BEZEL RESIN FIXED. TO BE COORDINATED WITH DOOR MANUFACTURER.

M&E
ALL NEW & ALTERATIONS TO EXISTING LIGHTING, CCTV, PARKING EYE, & SERVICES TO M&E CONSULTANTS DESIGN & SPECIFICATION. CONTRACTOR TO ALLOW FOR PROTECTION TO ANY EXPOSED LIGHTING / CCTV / PARKING EYE / SERVICE POINT / CABINETS ETC. GENERALLY, STAINLESS STEEL, 316 GRADE.
NEW LIGHTING SCHEME (ALL LED) TO SPECIALIST DESIGN & DETAIL. REFER TO M&E CONSULTANTS DRGS & TENANT REQUIREMENTS. LIGHTING COLUMNS SHOWN ARE INDICATIVE ONLY. MIN 30 LUX TO A UNIFORMITY OF 0.4 TO THE CAR PARKING AND PEDESTRIAN AREAS (6M HIGH COLUMNS) WITH LIGHT SENSOR & PROGRAMMABLE TIMER FIXED TO THE BUILDING TO CONTROL ALL COLUMNS. LIGHTING PLOT TO BE PROVIDED TO THE TENANT FOR APPROVAL. ALL TO BE WIRED THROUGH UNDERGROUND DUCTS BACK TO THE UNIT FOR CONNECTION BY THE TENANT.

FENCES / BOUNDARY TREATMENTS
FENCES & GATES TO EXTENT SHOWN, ALL TO INCLUDE HEAVY DUTY SUPPORTS AND FIXINGS AND THE GATES, SUITABLE EXTERNAL QUALITY HEAVY DUTY IRONMONGERY, INC FE PUSH BAR INTERNALLY TO 1 LEAF, WITH HANDLE & KEYED ACCESS EXTERNALLY, IN LINE WITH THE PROJECT SPECIFICATION AND TENANTS SPECIFICATIONS.

BUILDERSWORK
SIGNAGE BASE DESIGN TO SPECIALIST DETAILS. REFER TO TENANT SPEC FOR DETAILS OF BASES REQUIRED. TENANT TO CONFIRM THEIR SITE SPECIFIC REQUIREMENTS IN GOOD TIME IN ADVANCE OF INSTALLATION OF THE BASES AND DUCTING.
GENERALLY, ALL BASES TO BE SET BELOW THE FINISHED SURFACE LEVEL TO SUIT THE SIGNAGE SUPPLIERS REQUIREMENTS AND TO ENABLE THE SURFACE FINISHES TO BE INSTALLED POST INSTALLATION OF THE SIGNAGE BY THE TENANT. CONTRACTOR TO ALLOW FOR RETURN VISIT TO COMPLETE THE INSTALLATION OF THE SURFACES.
ALL AND ANY SERVICE APERTURES THROUGH THE WALLS AND CEILING TO BE CONFIRMED BY THE TENANT IN GOOD TIME TO SUIT THE CONTRACTORS PROGRAMME.
DEPARTMENT FOR TRANSPORT STANDARD SIGNS WHERE SHOWN.

LANDSCAPING
REFER TO LANDSCAPE ARCHITECTS DRAWINGS & SPECIFICATIONS FOR FULL DETAILS. ALL TO BE UNDERTAKEN IN LINE WITH LANDSCAPE ARCHITECTS DETAILS & RECOMMENDATIONS I.E. PLANTING SEASON ETC.
ALL LANDSCAPING AREAS TO HAVE A BED OF IMPORTED TOPSOIL NO LESS THAN 450MM DEEP TO GOOD QUALITY BS3882. PLANTED AREAS TO HAVE WEED MATTING & 50MM BARK MULCH
ALL TO BE MAINTAINED BY THE LANDLORD FOR MIN 12 MONTH PERIOD WITH AN INSPECTION TWO MONTHS POST HAND-OVER AND ANY PLANTS REPLACED AS NECESSARY. MAINTENANCE VISITS SPREAD SUITABLY THROUGHOUT THE 12 MONTHS TO MAINTAIN TIDY WEED FREE CONDITION, AND TO INCLUDE WATERING AND SPRAYING OF ALL TREES, PLANTS AND SHRUBS TO SUIT THE WEATHER CONDITIONS & SPECIES.

REV.	DATE	NOTES	INIT.
C1	17/12/25	CONSTRUCTION ISSUE	AJP

CLIENT / PROJECT
GLENBROOK
ST. MARYS GATE
ROCHDALE

DRAWING TITLE
EXTERNAL WORKS DRAWING

STATUS
CONSTRUCTION

DATE	DRAWN	SCALE @ A1
04.07.25	AJP	1:100

DRAWING NO.

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
11390	3	C	L05	C2

Site Location Plans	**L**	GA Plans	**P**	Elevations	**E**
Sections	**S**	Details	**D**	Prefix; Colour	**C**

THE RATCLIFFE GROVES PARTNERSHIP

MANCHESTER
105 MANCHESTER ROAD
BURY LANCASHIRE BL9 0TD
T. 0161 797 6000 E. manchester@rgp.uk.com
www.rgp.uk.com

LONDON
19 BEDFORD ROW
LONDON WC1R 4EB
T. 020 7600 6666 E. london@rgp.uk.com

RGP architects