

GENERAL NOTES

All works to be in accordance with all current editions and relevant clauses of Building Regulations, British standards, Codes of Practice and HSE Directives even if unstated.

Any discrepancies to be notified to supervising officer.

All pipes, drains, cables, ducts, services etc. to be accurately located on site prior to any excavation, demolition or drilling. Make good to all surfaces and finishes disturbed. No part of any works to encroach on, above or over any neighbouring property or boundary.

Building to be constructed as shell only, all fit out works not shown on the drawings are to be by the Tenant.

Ensure site is cleared of all buildings, temporary structures, below ground tanks, all redundant services, landscaping etc. Provide relevant remediation certification.

ALL LANDSCAPING OUTSIDE THE PLOT BOUNDARY EXCLUDED FROM THESE WORKS

NEW SUBSTATION
LANDSCAPING AREAS (HATCHED GREEN)

TACTILE PAVING TO WALKWAYS ADJACENT TO PEDESTRIAN CROSSINGS

LOADING BAY FOR HGV'S (SOUTHBOUND DIRECTION)

NEW SITE ACCESS WITH SLIDING GATE

TACTILE PAVING TO WALKWAYS ADJACENT TO PEDESTRIAN CROSSINGS

LANDSCAPING AREAS (HATCHED GREEN)

2no EV CAR CHARGING SPACES

PLOT BOUNDARY (DASHED RED)

TACTILE PAVING TO WALKWAYS ADJACENT TO PEDESTRIAN CROSSINGS

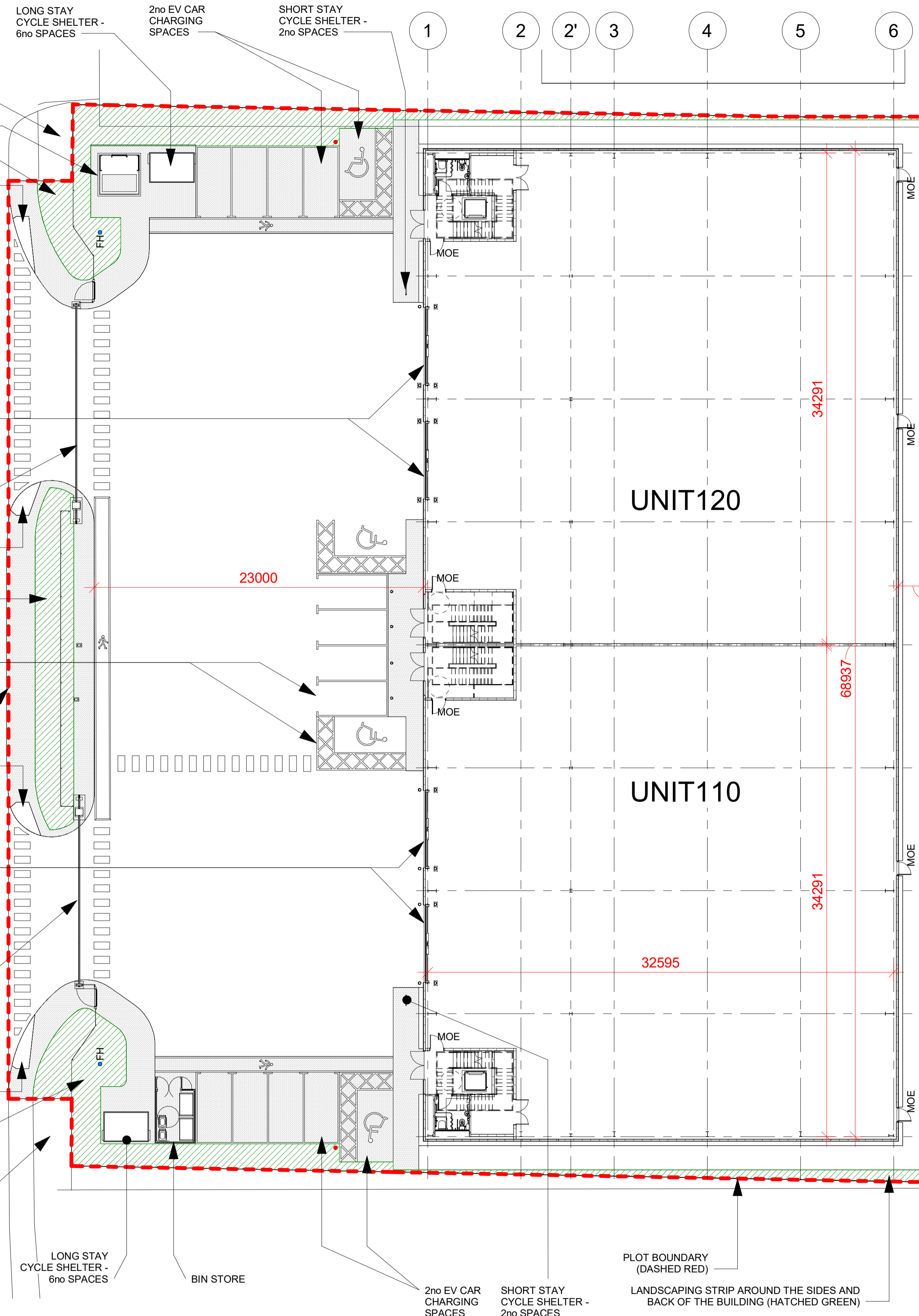
LOADING BAY FOR HGV'S (NORTHBOUND DIRECTION)

NEW SITE ACCESS WITH SLIDING GATE

TACTILE PAVING TO WALKWAYS ADJACENT TO PEDESTRIAN CROSSINGS

LANDSCAPING AREAS (HATCHED GREEN)

ALL LANDSCAPING OUTSIDE THE PLOT BOUNDARY EXCLUDED FROM THESE WORKS



1 Proposed Site Plan
1 : 200

SCHEDULE OF ACCOMMODATION

Unit 110	Gross Internal Area	Gross External Area
Ground Floor Area	- 11,410 sq ft (1,060m ²)	11,711 sq ft (1,088m ²)
GF Cores	- 620 sq ft (57.6m ²)	764 sq ft (71m ²)
Mezzanine Office Area	- 3,660 sq ft (340m ²)	4,015 sq ft (373m ²)
Total Areas	- 15,690 sq ft (1,457.6m²)	16,490 sq ft (1,532m²)

Unit 120	Gross Internal Area	Gross External Area
Ground Floor Area	- 11,410 sq ft (1,060m ²)	11,711 sq ft (1,088m ²)
GF Core	- 620 sq ft (57.6m ²)	764 sq ft (71m ²)
Mezzanine Office Area	- 3,660 sq ft (340m ²)	4,015 sq ft (373m ²)
Total Areas	- 15,690 sq ft (1,457.6m²)	16,490 sq ft (1,532m²)

Total GIA	- 31,380 sq ft (2,915m²)
Total GEA	- 32,980 sq ft (3,064m²)

Site Area - 1.11 Acres (0.45 Hectares)

Car Parking - 16no spaces (including 4no disabled parking spaces and 6no EV parking spaces)

Cycle Parking - 12no covered long stay spaces & 4no uncovered short stay spaces

LOCATION PLAN:

NOTES:

- - - = PLOT BOUNDARY
- = LANDSCAPING ZONE TO FRONT OF THE PLOT AND ALONG BUILDING SURROUNDING PATH (DETAILED INFORMATION IN LANDSCAPE ARCHITECTS' DESIGN)
- = 3 x TWIN ELECTRICAL CAR CHARGING POINTS ON POSTS (6 SPACES - 2 x NORTH; 2 x SOUTH; 2 x MIDDLE OF THE FRONT ELEVATION)
- FH = FIRE HYDRANT INDICATIVE LOCATIONS (TBC)
- MOE = MEANS OF ESCAPE

Do not scale this drawing
ashton smith to be notified of discrepancies in figured dimensions
Contractors must check all dimensions from site
This drawing is copyright and is for use on this site only
This drawing is to be used solely for information as entitled
For other information refer to the latest revision of any cross-referenced drawing



REV	DATE	DESCRIPTION
P3	2022/01/18	Site updated in accordance to Jan 2022 5278 package
P2	2021/12/23	Tender Issue
P1	2021/11/09	Tender Draft

DRAWN BY	CHECK BY
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PROJECT TITLE			
5A North Crescent, Canning Town, London			
DRAWING TITLE			
Proposed Site Plan			
RIBA STAGE	STATUS	DRAWN BY	CHECKED BY
4	Tender Draft	MA	AD
SHEET	SCALE	DATE	SUITABILITY
A1	1 : 200	11/09/21	S3
DRAWING NO.	REVISION		
CAN - ASA - 30 - VS.00 - D - A - 3001 _ (S3 - P3)	P3		

CLIENT

VALOR
REAL ESTATE PARTNERS

AshtonSmith
Beyond Design

Ashton Smith, Belvedere House, 2 Victoria Avenue, Harrogate, North Yorkshire, HG1 3EL
Tel: 01423 522882 Fax: 01423 565104
www.ashtonsmith.co.uk

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