

Refer to drawings:  
 - COMET-STL-00-00-DR-L-ZZZZ-09001 Proposed Site Plan  
 - COMET-STL-00-00-DR-L-ZZZZ-91010 Tree retention and removal plan  
 - COMET-STL-00-00-DR-L-ZZZZ-91040 and 91041 Soft landscape plans  
 - COMET-STL-00-00-DR-L-ZZZZ-91060 and 91061 Hard landscape plans  
 - COMET-STL-00-00-DR-L-ZZZZ-94001 Tree pit in soft landscape  
 - COMET-STL-00-00-DR-L-ZZZZ-94005 Paving details  
 - COMET-STL-00-00-DR-L-ZZZZ-99001 to 91005 Set-out plans

**Notes:**  
 - Main contractor to determine exact location of services/drainage, this should be confirmed on site prior to commencement of works to avoid tree pit / services conflicts.  
 - All foundations and base formations to Engineers design and specifications.  
 - All drainage details to Civil Engineers specification and details.  
 - All manhole covers within concrete paving areas to be recessed. Manhole covers are to withstand the appropriate loading class within any given area, manufacture and product details are to be confirmed with the Engineer and Landscape Architect.  
 - Contractor to allow for line markings of parking bays and disabled logo.  
 - Levels to be determined following issue of full topo survey  
 - This drawing assumes that the existing site subsoil could be re-used. However this is subject to detailed testing and analysis of the subsoil. If the subsoil is not suitable, imported subsoil will be required in accordance with the soft and base landscape specification.  
 - All treatment of softwork areas to comply to BS4428 Code of Practice for general landscape operations.  
 - All native shrub & hedge species plant type supplied for designated areas are to be determined by the proposed planting season. (ie bareroot or container grown stock).  
 - All gates beyond main access (Fob system) in rear courtyards to have FB type padlocks for maintenance access.

**ALL DRAINAGE, LEVELS, LIGHTING AND CCTV LOCATIONS TO ENGINEERS SPECIFICATION.**

**DRAWING TO BE PRINTED IN COLOUR**

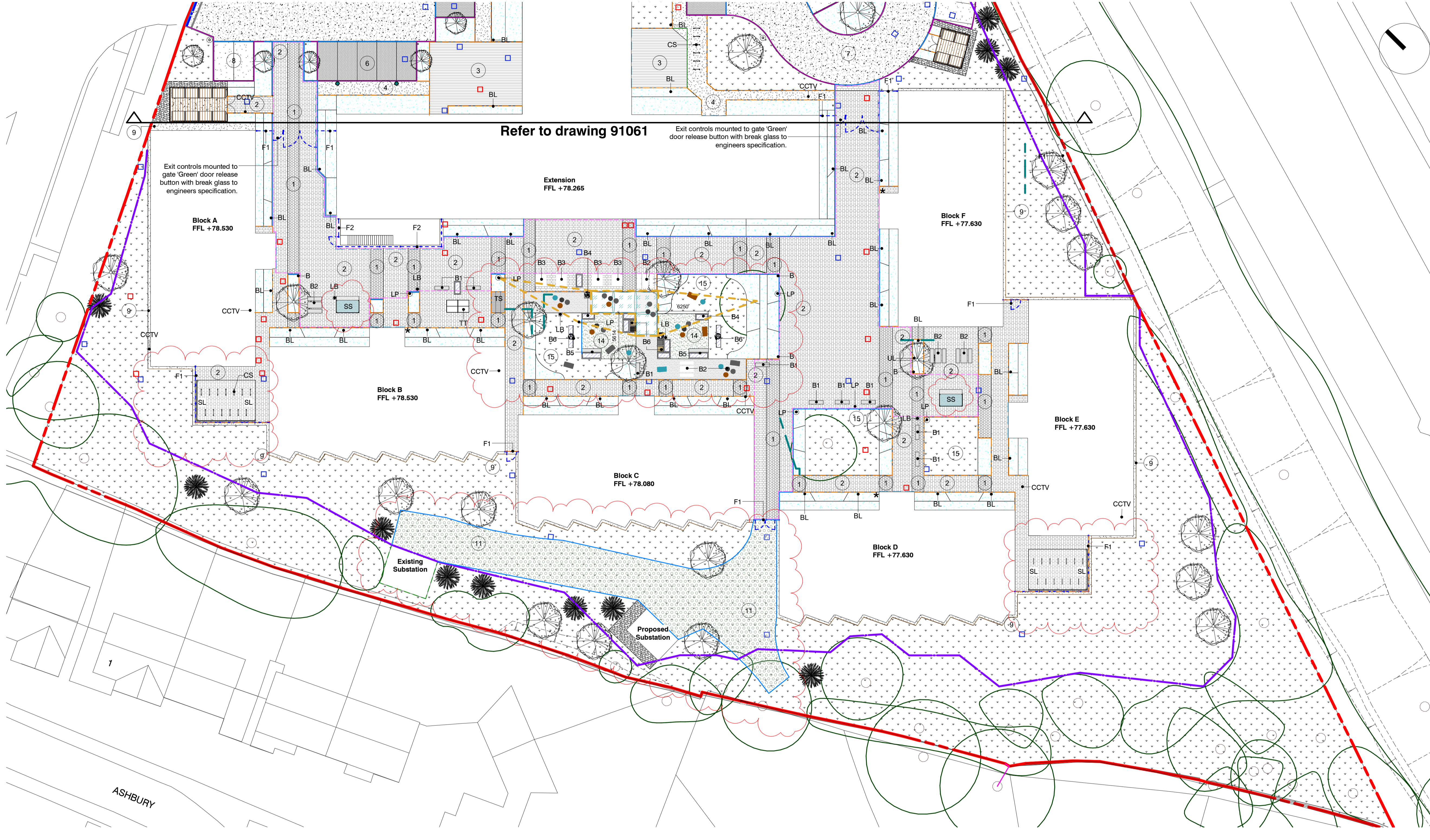
PL	C40	25.03.2018	Planning Issue - Discharge of Conditions
C39		13.12.2018	Drawings revised where clouded following DTM.
C36		09.11.2018	Entrance kerbs revised as per engineering layout.
S3	C34	08.10.2018	Existing substation access updated as per engineer's Swept Path Analysis
D4	C33	04.10.2018	Rear Courtyard Extras: First Issue
C32		12.09.2018	Setting out for ex. substation and existing wall notes amended.
C31		10.09.2018	Railing spec corrected (rear). Steps added (hotel).
S3	C30	06.09.2018	Trees to be removed and access added for retained substation
S2	C29	05.09.2018	Rear courtyard social space updated as per Client's comments.
D2	C28	23.08.2018	Rear courtyard social space updated
C26		11.07.2018	Hedge omitted. Setting out info added.
C24		17.05.2018	Bin stores relocated; hard/soft landscape amended accordingly
C23		25.04.2018	Updated as per Contract Sum meeting with ISG 12.04.18
C3	P18	27.03.2018	CONSTRUCTION ISSUE
S2	P18	14.02.2018	Notes removed following LPA approval. BS fencing detail changed.

STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT			Comet Hatfield Construction Limited	GAM
				CHECKED BY
				RW
				ORIGINATOR NO
				150888

CONSULTANT  
**STRIDE TREGLOWN**  
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 PROJECT  
 Hotel and Student Residential  
 Comet Hotel Site

DRAWING TITLE  
**Hard Landscape and Furniture Plan Rear of Site (Student Accommodation)**

SUITABILITY STATUS	SCALE
PL : PLANNING	1 : 250 @ A1
PROJECT   ORIGINATOR   ZONE   LEVEL   TYPE   ROLE   CLASSIFICATION   NUMBER	REVISION
COMET-STL-00-00-DR-L-ZZZZ-91060	C40



Refer to drawing 91061

Exit controls mounted to gate 'Green' door release button with break glass to engineers specification.

Exit controls mounted to gate 'Green' door release button with break glass to engineers specification.

Extension  
FFL +78.265

Block A  
FFL +78.530

Block F  
FFL +77.630

Block B  
FFL +78.530

Block E  
FFL +77.630

Block C  
FFL +78.080

Block D  
FFL +77.630

Existing Substation

Proposed Substation

ASHBURY

**LEGEND**

- 1 Block paving  
Marshalls, 'La Lina Priora' range, Light Granite colour, 400x200x80mm, laid in stretcher bond, or similar approved. (Q24/110)
- 2 Block paving mix  
Marshalls, 'La Lina Priora' paving, stretcher bond (random lengths: 600x200x80mm/400x200x80mm/200x200x80mm), 30% Indian Granite, 30% Mid Grey, 40% Anthracite Basalt, or similar approved. (Q24/111)
- 3 Natural stone paving  
Yorkstone flags, riven surface finish to match existing, up to 75mm depth, 450mm width x 300/450/600/750/900mm lengths to Landscape Architects approval. Build-up to engineers specification. Laid on Parex fine bedding concrete, jointed with slurry applied jointing mortar.
- 4 Permeable resin bound gravel  
Ayton Products, cold-applied 'Clearmac' in Brittany Danish colour. Build-up for pedestrian traffic to engineers specification. (Q23/225)
- 5 Permeable resin bound gravel  
Ayton Products, cold-applied 'Clearmac' in Lucerne Silver. Build-up for vehicular traffic to engineers specification. (Q23/225)
- 6 Permeable block paving to hotel parking bays  
Marshalls, 'Myriad Priora' permeable paving, Midnight colour, 200x100x80mm, or similar approved. (Q24/116)
- 7 Asphalt surfacing to vehicular areas  
Build-up for vehicular traffic to engineers specification.
- 8 Permeable asphalt surfacing to perimeter parking bays  
Build-up for vehicular traffic to engineer specification.
- 13 Timber composite decking to student social space  
Laid flush with adjacent surfacing and with proposed levels. Millboard 'Lastagrip', Coppered Oak colour laid on Plas-pro subframe on compacted Type 1 and concrete spot foundations at joint intersections for extra rigidity.
- 10 Existing stone paving  
To be carefully removed, cleaned and relaid to existing levels and consistent falls. Locations of reclaimed paving to be laid and build-up to Landscape Architects specification. (Q25/111)
- 11 Grass paving grid  
Bodpave 85, supplied by Terram. 500x500x50mm interlocking grids to be grass seeded. (Q30/361)
- 12 Concrete base pad  
To be incorporated. To engineers specification. Drainage to be incorporated.
- Timber edge and Gravel Strip  
50x25x240mm treated gravel board screwed to 50x50x250mm timber pegs. 50mm depth, 30mm nom. dia. grey granite aggregate surface course on top of geotextile. (Q26/160 & Q10/100B); refer to engineers Gravel Trench detail.
- Banding  
300mm wide Yorkstone banding detail, 3 rows of 100x100x75mm, tumbled finish. Stacked Bond. Build-up to engineers specification. (Q10/121)
- Pin Kerb laid flush  
Marshalls Textured Conservation Kerb, W145xH255x915mm, silver grey colour or similar approved. (Q10/100B)
- Wide kerb laid flush  
Marshalls Textured Conservation Kerb, W145xH255x915mm, silver grey colour or similar approved. (Q10/100B)
- Wide kerb upstand  
Marshalls Textured Conservation Kerb, W145xH255x915mm, silver grey colour or similar approved. (Q10/100B)
- Metal edging  
100 x 3mm galvanised steel 'Boderline' edging to artificial grass lawn by Kinley, laid flush with adjacent surfaces. (Q10/202)
- Vehicle Access  
Zone of paving where build-up requires heavy duty vehicular construction to engineers specification.

- LB Litter Bin  
Landmark, 'Recto' (LMLC01/07/011) hooded steel litter bin with built-in ash tray, 550x300x1000mm, 100L, RAL 7015 Slate Grey colour. Surface mounted via fixing holes in base.
- B Steel Bollard  
Landmark, Stainless steel model: LMSS05/89/120. 89mm diameter, 1200mm length, 900mm above ground; brush stain finish, fixed below ground in to foundations. (Q50/190)
- B1 Timber slatted bench  
Landmark, bespoke bench. 'Thermowood' timber slats and aluminium structure in RAL 7015 slate grey colour. (Q50/220)
- B2 Picnic tables and benches  
Landmark, bespoke picnic set 1740x750x740mm, 'Thermowood' timber slats. Benches as per B1 in RAL 7015 slate grey colour. (Q50/230+220)
- B3 Sun Lounger  
Landmark, bespoke lounge seat 'Thermowood' timber slats and aluminium structure in RAL 7015 slate grey colour. (Q50/221)
- B4 Raised Planters  
H900xW800xL1600/800mm aluminium structure, powder-coated RAL7015 by Landmark
- B5 Raised Planter and/or Timber slatted seat  
Landmark, bespoke bench. 'Thermowood' timber slats and aluminium structure in RAL 7015 slate grey colour.
- Outdoor Bean Bags  
'Ottoman' wing, 'Versa' table and 'Studio' lounger, by Ambient Lounge.
- Table Tennis table  
Home Leisure Direct, Cornilleau Proline 510M Outdoor Static Table Tennis Table. (Q52/644)
- Bin Store with roof  
Timber clad and sheet metal roof by Landmark. (B91/111)

- Cycle shelter  
Land-Mark Landscaping Systems or equivalent approved. cycle shelter with 13 no. Sheffield galvanised steel cycle stands in each; 26 bicycles capacity. (B91/340)
- Cycle Stand  
'Sheffield' stainless steel cycle stands, adult sized, root fixed; 12 bicycles capacity. (Q50/210)
- Existing wall to be made-good as per Building Surveyor's and Architect's specification. Brick work and mortar joints to match facade of listed building. (F10/110)
- 2.4m high secure decorative metal fence with matching single leaf gates at 1.2m wide and double-leaf gates at 1.5/2.0m wide gates. Moderna range by Lang+Fullton. RAL 7015 slate grey colour. (Q40/340)
- 1.5m high secure decorative metal fence fixed via baseplates to basement plinth to Architect's detail. Single-leaf gate at 1.2m wide, RAL 7015 Slate Grey colour. 'Moderna' range by Long+Fullton. (Q40/341)
- External tap, to engineers specification.
- Indicative location of slot drain, to engineers specification.
- Indicative locations of foul and surface water access covers, to engineers specification.
- Smoking Shelter  
Timber clad on three sides, tinted turquoise blue polycarbonate roof, by Landmark with 'Lastagrip' Coppered Oak decking by Millboard.
- Tiered Seating  
Stadium style seat with Thermowood timber slats on sheet metal base powder-coated RAL 7015 Slate Grey, by Landmark.

- Tensile Fabric Canopy  
Teal colour RAL5018 square sails, fixed to powder-coated RAL 7015 Slate Grey, square section, tubular steel structure by Landmark.
- Brick Barbecue  
Brick barbecue with hardwood sideboard and stainless steel grill and tray. Masonry to match architecture.
- Weatherproof Festoon Lighting  
By Lighting Direct or equivalent approved. Fix to structures and trees using heavy duty zip ties.
- Steel Mesh Trellis  
W1800 x H1800mm panels fixed to SHS H1800mm posts powdercoated RAL7015.
- Lamp Post
- Bollard Light
- Uplight
- CCTV Camera
- Car charging point
- Ascot site entrance totem signage
- Trees proposed
- Existing trees retained
- Tree Root Protection Area
- Tree Root Barrier: ReRoot 1000/2000 by GreenBlueUrban.
- Proposed artificial grass lawn with 32mm pile height, 'Majestic' by Turf King. Laid on 25mm granite dust on top of 100mm compacted Type 1 aggregate. Fold over preinstalled metal edging and secured with 3mm galvanised U-pins by Neoglass.
- Proposed grass lawn.
- Shrub and perennial planting. Refer to drawings COMET\_STL\_00\_00\_DR\_L\_ZZZZ\_91040 & 91041 Soft Landscape Plans for details.